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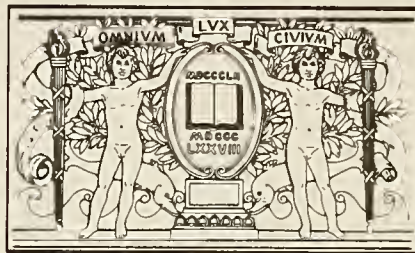
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BOSTON REDEVELOPMENT AUTHORITY  
**planning department**

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*WINTERMONT*  
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NEW NEIGHBORHOODS: PRELIMINARY ANALYSES  
EAST BOSTON, SITE NO. 1  
WINTERMONT

an. 30, 1970

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NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

EAST BOSTON, SITE NO. 1

WATERFRONT

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970





## CONTENTS

(EAST BOSTON, SITE NO. 1, WATERFRONT)

Map of East Boston showing site location

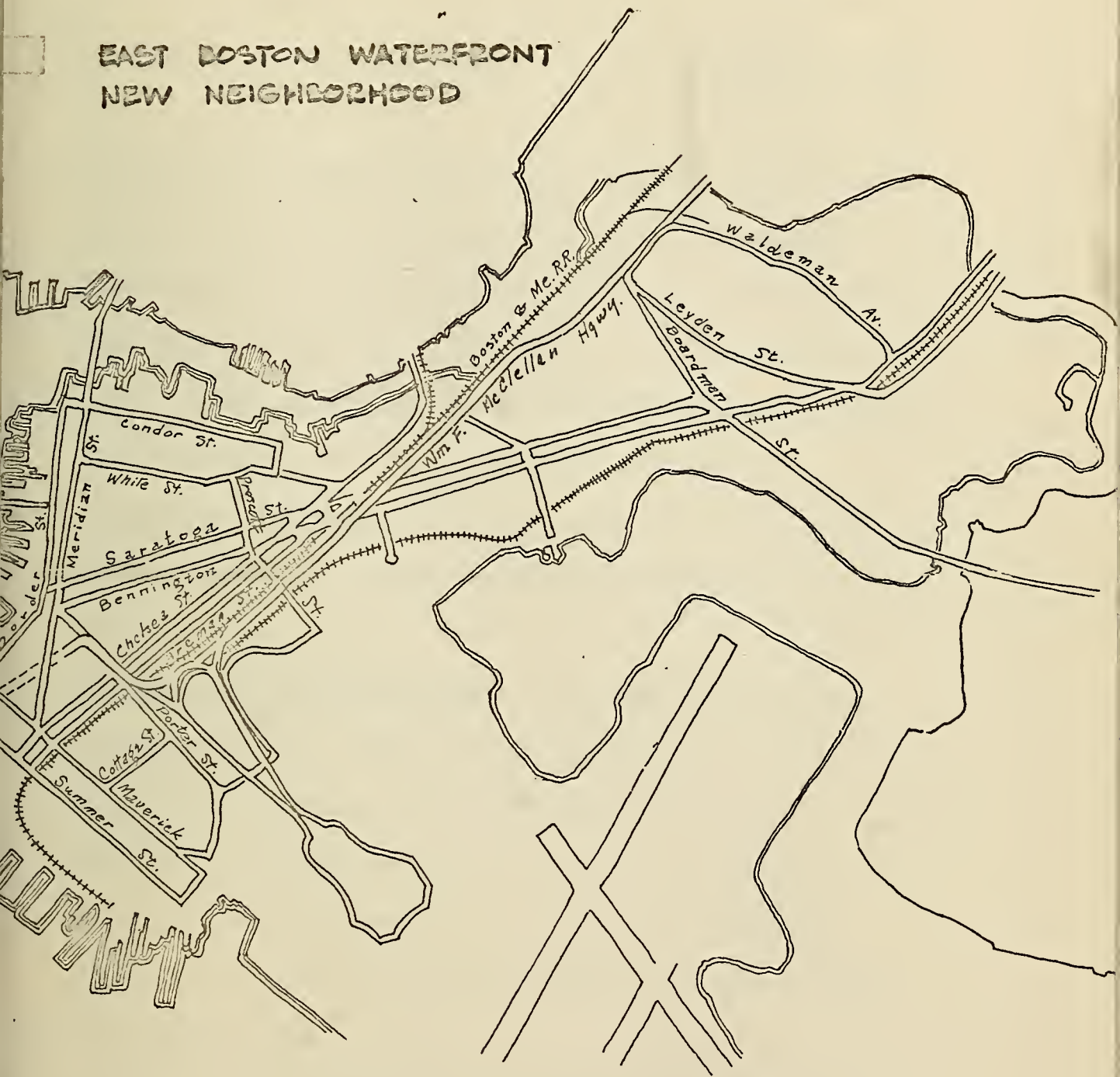
- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table

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# EAST BOSTON WATERFRONT NEW NEIGHBORHOOD



## East Boston

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY







## SITE DESCRIPTION

- A. SIZE: 12.7 acres.
- B. NUMBER OF EXISTING BUILDINGS: Seven industrial buildings (2 substantial, 5 small).
- C. EXISTING AND SURROUNDING USES: The site, although mostly vacant, is used for industrial purposes. The eastern boundary of the site fronts on industrial buildings and the "1800" restaurant. The northern boundary abuts a public housing project and several industrial buildings. The remainder of the site is on Boston Harbor.
- D. PATTERN OF OWNERSHIP: The site is divided into four parcels ranging in size from 39,000 square feet to 171,000 square feet.
- E. NEIGHBORHOOD CHARACTERISTICS: The Maverick Square neighborhood is a mixed-use, marginally viable area. Industrial buildings are interspersed with small residential buildings and the large public housing project. Much environmental improvement is needed in order to provide a suitable setting for new housing.
- F. TOPOGRAPHY: Flat
- G. ENVIRONMENTAL CONDITIONS: The site is predominantly open with some dilapidated industrial buildings and rotting piers.





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## II. FACTORS AFFECTING DEVELOPMENT

### A. PROBLEMS OR CONSTRAINTS:

1. High land cost.
2. High land preparation cost.
3. Run-down public housing project bordering the site.
4. General environmental deficiencies in the neighborhood (mixed uses, truck traffic, blighted buildings).
5. Lack of community confidence in the Boston Redevelopment Authority.

### B. OPPORTUNITIES:

1. A waterfront site with fine views.
2. Chance to combine housing with waterfront park.
3. Convenience to transit.

## I. PRESENT STATUS OF DEVELOPMENT

A local architect, Thomas McNulty, has prepared a preliminary proposal for development of the site for moderate income housing and has been seeking developer interest. There are several aspects of his proposal that have not been thought through and a positive recommendation on it cannot be made at this time.

## V. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site is appropriate for further consideration as a new neighborhood. It was proposed as residential in the 1965 East Boston GMRP and also in a more recent BRL waterfront study. If we don't take the initiative now, a private developer will, and



we will probably not get what we want there. Land acquisition and preparation costs will have to be examined much more closely and this work should begin immediately.

#### V. CITIZEN INVOLVEMENT

The BRA is not held in high regard in East Boston. Even preliminary explorations into the feasibility of the project must include close community involvement. Without such involvement, the project should not be attempted.

#### I. RELOCATION REQUIREMENTS

A. 2 businesses

B. 17 jobs

#### I. RECOMMENDED NEXT STEPS

Further work on the project should await the formation of the East Boston LAC. When this group is established, the BRA should present the idea to them for their consideration, explaining why it might be good for them and the ultimate advantages that will accrue to them.

In the meantime, land development feasibility studies can be started so that final determinations about costs and development problems can be ready.



# PARCEL INFORMATION TABLE

SITE: 8 - EAST BOSTON

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
ner St.	5406	127,925	-	-	52,000	Sumner Realty
ner St.	5404	143,200	-	-	171,000	Mary C. Kelly
Emner St.	5403	144,203	-	-	105,000	John E. Lynon
umner St.	5402	<u>102,960</u>	-	-	<u>39,000</u>	Camille Steinhuge
TAL		518,288			367,000	





NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

WEST ROXBURY, SITE NO. 2

HANCOCK VILLAGE

Prepared by

The Planning Department of  
The Boston Redevelopment Authority

January 30, 1970



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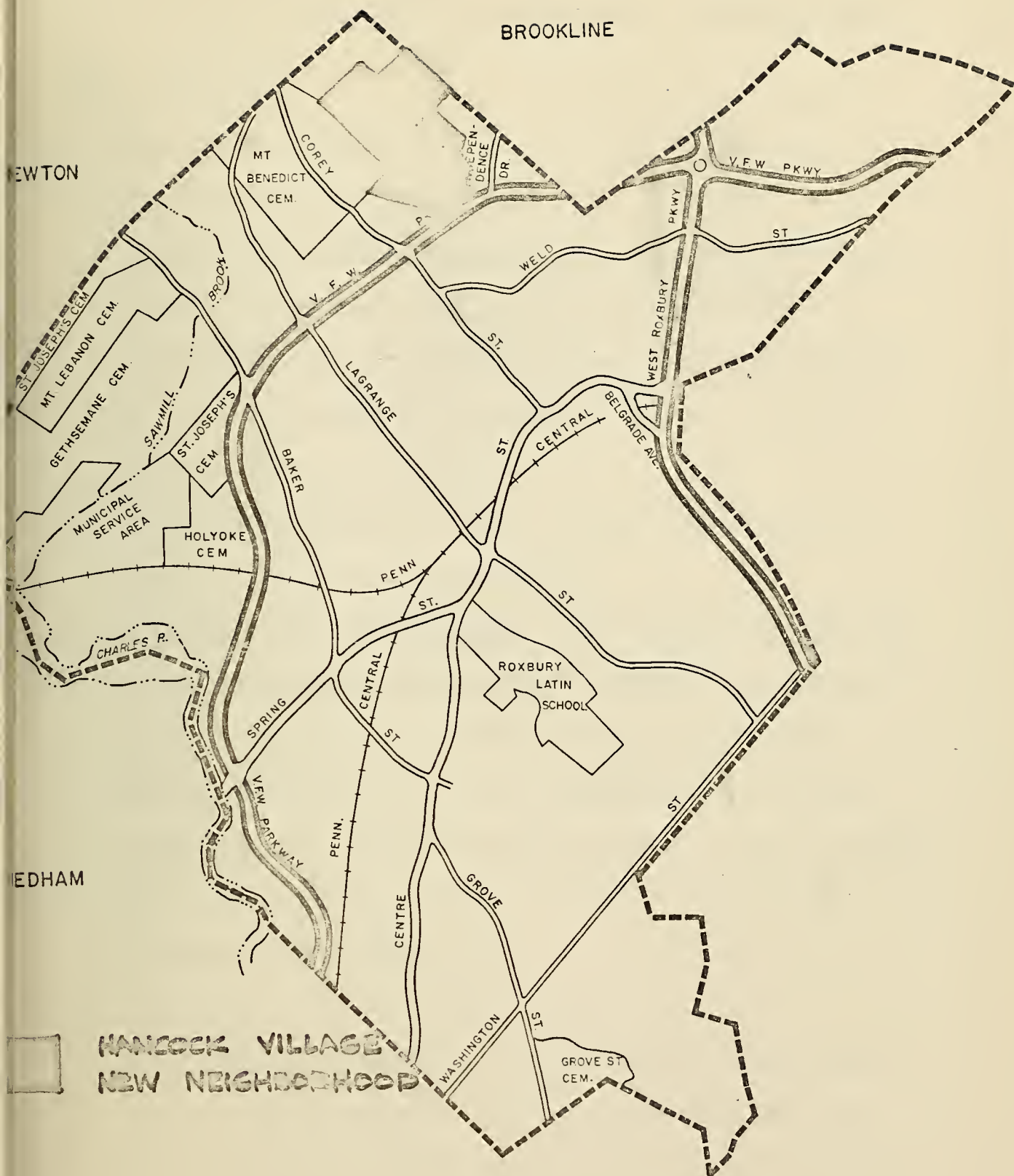
(WEST ROXBURY, SITE NO. 2, HANCOCK VILLAGE)

Map of Roslindale showing site location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table





BROOKLINE

EWTON

EDHAM

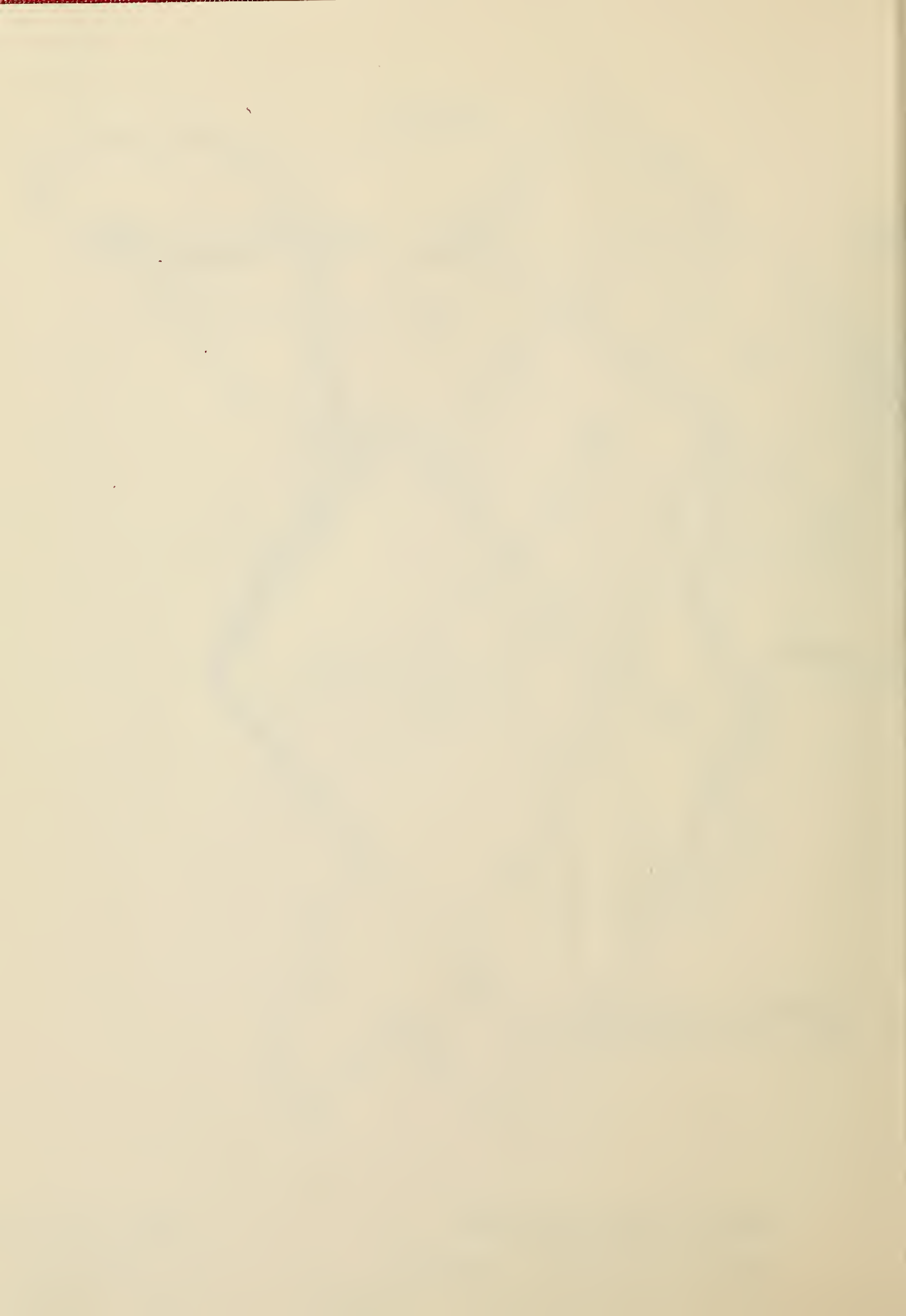
HANCOCK VILLAGE  
NEW NEIGHBORHOOD

# WEST ROXBURY

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY





## I. SITE DESCRIPTION

- A. SIZE: 103.2 acres
- B. NUMBER OF EXISTING BUILDINGS: None
- C. EXISTING AND SURROUNDING USES: The site is predominantly wooded with no active uses. The site is bordered by the VFW Parkway, the Hancock Village housing development, Mt. Benedict Cemetery, a Brookline school and some low density single-family homes.
- D. PATTERN OF OWNERSHIP: Wholly owned by John Hancock Mutual Life Insurance Corporation.
- E. NEIGHBORHOOD CHARACTERISTICS: The adjacent West Roxbury and Brookline neighborhoods are high quality residential areas with tree-lined streets and considerable open space. Housing densities are generally low, with the exception of the apartment development at Hancock Village. Even this project, however, maintains a low-density, garden-type atmosphere.
- F. TOPOGRAPHY: Gently rolling.
- G. ENVIRONMENTAL CONDITIONS: The entire site has a strong natural wooded character, and it is probably now the largest remaining wooded site in the City that is still in private ownership. Any development that takes place on the site must respect this natural character.





## I. FACTORS AFFECTING DEVELOPMENT

### A. PROBLEMS:

1. West Roxbury attitudes toward multi-family developments.
2. Present BRA proposal to study the Brook Farm area for possible medium to high-density development.
3. Possible alternative plans for the site that are envisioned by John Hancock.

## II. PRESENT STATUS OF DEVELOPMENT

None that is known.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site is very attractive for the new neighborhoods program. It offers the possibility for not only housing but other public and institutional facilities as well. The political realities in West Roxbury, however, make its feasibility questionable.

## V. CITIZEN INVOLVEMENT

Now that the West Roxbury Local Advisory Committee has been formed, the development of this site could serve as one of their major activities. Work on the proposal should not progress further within the BRA until the LAC is notified of our interest.

## VI. RELOCATION REQUIREMENTS

None



## II. RECOMMENDED NEXT STEPS

Consultation with John Hancock concerning their plans for the site should be the next move. Depending upon their amenability to our proposal, we should either proceed to meet with the West Roxbury LAC or drop the project.



# PARCEL INFORMATION TABLE

SITE: WEST ROXBURY

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
ie line at r N.E. rell	6994 (sub- division of Orig- inal area 3,303,590 See Parcel 6995-1)	1,710,313	-	-	937,000	John Hancock Mutual Life Insurance Corporation
side of y	6995	2,063,290	-	-	206,300	John Hancock Mutual Life Insurance Corporation
TOTAL		3,773,603			1,143,300	





NEW NEIGHBORHOODS  
PRELIMINARY STUDY  
DORCHESTER: Site No. 6  
NORWELL STREET

Prepared by  
PLANNING DEPARTMENT  
BOSTON REDEVELOPMENT AUTHORITY  
January 30, 1970



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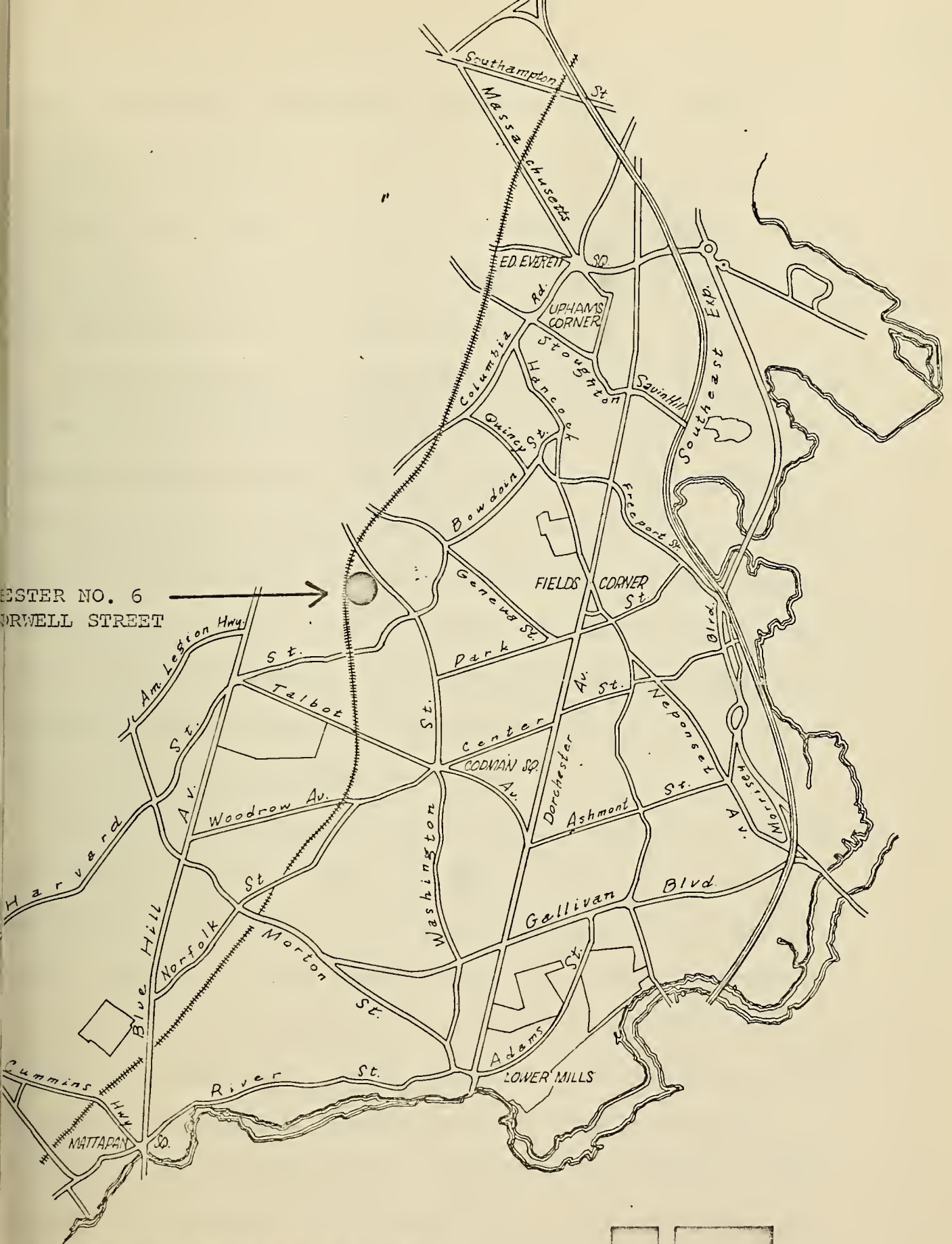
(Dorchester, Site No. 6, Norwell Street)

Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development of the Site
- II. Appropriateness for New Neighborhoods
- IV. Community Involvement
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- VI. Next Steps

Parcel Information Table

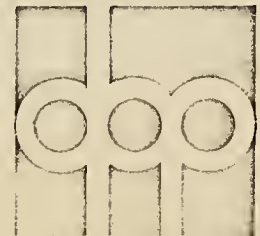




ESTER NO. 6  
ORWELL STREET

# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





NEW NEIGHBORHOODS: Dorchester, Site No.6 - Norwell Street

I. SITE DESCRIPTION

The Norwell site is 8.7 acres in size. It is located in the Mt. Bowdoin neighborhood of the northern section of the Dorchester Planning District near the Model City boundary.

The site includes the block bounded by Vassar Street, Washington Street, Norwell Street and Carmen Street excluding the homes on Carmen and Vassar Streets and the Library on Washington Street; the block bounded by Washington Street, the Penn Central Railroad tracks, 5-103 Norwell Street; and the block bounded by Norwell Street, Vassar Street, Radcliff Street, and Carmen Street, excluding the structures fronting on Radcliff Street. The site also includes the taking of Rupert Street, Lynville Terrace and Norwell Street from Carmen Street to Vassar Streets.

The site is an essentially flat piece of land from 80 to 120 feet above sea level. There are several large vacant parcels surrounded by buildings on the Carmen-Vassar-Washington-Norwell block as well as sizable vacant areas on the other two blocks.

Much of the site is covered with buildings primarily residential in use. There are a total of 64 buildings on the Norwell site which includes 51 residential structures of two to three stories containing 145 dwelling units. The rest of the buildings house commercial or industrial uses including a gas station, auto body shop, a storage garage and an abandoned lumber yard.





The surrounding uses are predominantly residential with a concentration of commercial, mixed and industrial uses along Washington Street. Adjacent to the site is the Mt. Bowdoin Branch of the Boston Public Library at 271-279 Washington Street, and the new Olney public elementary school is nearby. There are only two parks near the site, Mt. Bowdoin Green and Ripley Playground, both of which are extremely small, totalling less than 1½ acres.

The condition of the buildings on the site and in the surrounding area are fair to poor with concentrations of sub-standard structures along the railroad tracks. Most of the residential buildings on the site are of brick construction and are suitable for rehabilitation.

The site consists of a large number of small parcels as well as a few large vacant and semi-vacant parcels. There is a total of 95 parcels and about one-half as many owners.

Like much of the western section of northern Dorchester, the Mt. Bowdoin area has undergone population changes during the last decade which has resulted in large concentrations of poor blacks and Puerto Ricans and the departure of middle class white families. This influx of people has put abnormal pressure and demands on the low-income housing supply and has resulted in an increased rate of physical deterioration.



## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

One of the major constraints to the development of new housing on this site is the number of dwellings that would have to be demolished if the whole site was to be cleared.

However, the site is suitable for a combination of rehabilitation and new construction on the vacant and underutilized areas. This would be attractive since few dwelling units would have to be destroyed, and the development of the site would remove the worst blight in the area and add to the housing supply.

Presently the Boston Housing Authority is considering the site for low income housing for large families. A site development plan has been prepared by the BRA which calls for 100 new units of two and three story buildings and the rehabilitation of 53 brick buildings with 121 units.

## III. APPROPRIATENESS FOR NEW NEIGHBORHOODS

New and rehabilitated housing on the Norwell Street site would be highly desirable for this section of Dorchester since the site presently contains many dilapidated buildings as well as several uses incompatible with the predominantly residential neighborhood.

## IV. COMMUNITY INVOLVEMENT

If possible, it would be desirable to find some competent community organization to sponsor and plan new housing at this site rather than the BRA or BHA. The BRA's involvement in the



development of this site should be limited to providing technical assistance for a community group.

#### I. RELOCATION REQUIREMENTS "

To implement the BRA proposal for this site, it would be necessary to demolish five residential buildings displacing approximately twenty-four families. Five businesses would be displaced resulting in the loss of about 12 jobs.

If a development plan similar to the preliminary proposal mentioned in "II" above is implemented, the relocation of families will be simplified. At present, many of the units that would be rehabilitated are vacant. These might be rehabilitated first, thereby creating a relocation resource for families to be moved.

#### I. NEXT STEPS

In cooperation with the newly formed Dorchester Local Advisory Committee, the City is now in a position to encourage interested developers to submit proposals for developing the site.





# PARCEL INFORMATION TABLE

E: NORWELL STREET - DORCHESTER SITE #6

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
ington Street	1541	1286	900	5100	6000	Mounta Ganem
ashington St.	1542	1100	600	3900	4500	Mounta & Walter J. Ganem
ington Street	1543	1741	900	3600	4500	Fang Ng. Yuk
ington Street	1544	1729	900	3600	4500	Abraham & Ruth Bornstein, Sylvia Margolis Trs. Bonar Realty Trust
ington Street	1545	1694	800	2700	3500	Mina Shindler, Helen Gulko, Charles Bond, William Morton, Theodore, Myer A., Harold & Simon Bornstein (1/9 each)
ington Street	1546	1651	800	3700	4500	Eliot & Anne Marie Gendruso
ington Street	1547	1651	800	3700	4500	Fabyan M & Josephine L. Beaulieu
ington Street	1548	1682	800	3700	4500	Agrippino & Evelyn Zunbone
ington Street	1549	610	300	0	300	Agrippino & Evelyn Zunbone
ington Street	1550	3823	1900	7100	9000	Frederick & Lorraine Josselyn
ington Street	1551	29962	2500	0	2500	HEW Construction Company
ington Street	1552	3000	1500	3500	5000	William Kopans
ington Street	1553	3000	1500	3500	5000	Domenico & Maria R. Ventresca
ington Street	1554	2970	1500	3500	5000	Domenico & Maria R. Ventresca
ington Street	1555	3338	1700	3300	5000	Domenico & Maria R. Ventresca
ashington St.	1556	3234	1700	5300	7000	Joesph A. Marotto, Vita M. Valenti (1/2 each)
ington Street	1557	2951	1400	5300	6700	Angelo & Concetta Mancinelli
R Washington St.	1558	4556	500	0	500	Angelo & Concetta Mancinelli
ashington Street	1559	5069	500	800	1300	Angelo & Concetta Mancinelli
ashington Street	1560	5580	600	800	1400	Antonetta Venezia



	Parcel Number	Square footage	Assessed Value			Owner
			Land	Buidling	Total	
ington Street	1561	3715	1900	5000	6900	Antonetta Venezia
Washington St.	1562	29860	4000	18700	22700	Richard R. & Sonia E. Pavech Trustees of Lawrence Elliot Realty Trust
271-279 on Street	1563	2700(E)	1890	0	1890	Leon Aronson, Trustee of Nelson St. Realty
5 Carmen St.	1573	1225(E)	345*	100	445	Arthur L & Alice M. White
en Street	1574	5034	900	1300	2200	Chester D. & Doris A. Brown
9 Carmen St.	1576	2150(E)	525*	100	625	Helen & John M. Dusga
11 Carmen St.	1577	1965(E)	465*	100	565	Lummie & Virgina Nichols
17 Carmen St.	1579	150(E)	36*	0	36	Cyril A & Merle L. Campbell
19 Carmen St.	1580	15(E)	4*	0	4	James F. Jr. & Marcella Roberts
rwell Street	1581	314 <del>36</del>	3200	1000	4200	HEW Construction Company
rwell Street	1582	280	100	0	100	Annie M. Kelley & Alfred Bowditch Equity
11 Street	1583	1083	400	3100	3500	Theodore & Violet M. King
11 Street	1584	1146	400	1800	2200	Mary E. James
11 Street	1585	1147	400	1800	2200	Josephine C. Angerami
11 Street	1586	1146	400	1800	2200	Arsenio & Felicia Babon
11 Street	1587	1142	400	1800	2200	Harvey R & Ella Mae Reid
11 Street	1588	1150	400	3100	3500	Theodore & Violet M. King ( $\frac{1}{2}$ ) Jerome & Phyllis King ( $\frac{1}{2}$ )
11 Street	1589	1340	500	3000	3500	Norman C & Elizabeth Pitnof
11 Street	1590	1367	500	3000	3500	Norman N. & Elizabeth Pitnof
11 Street	1591	672	200	2000	2200	Thomas V. Foley
11 Street	1592	1662	600	3000	3600	Alexander Popouleas, Trustee of Eliot Realty Trust
11 Street	1593	1693	600	3000	3600	Francis R. & Marion C. Phillips
t Street	1594	9371	500	0	500	Richard R. Ravech



	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
r Street	1595	4000	200	0	200	Alfred Bowditch
r Street	1596	13929	1100	0	1100	Richard R. Ravech
el Street	1597	1657	600	3900	4500	James Jr. & Verna N. Wilson
el Street	1598	1555	500	4000	4500	James Jr. & Verna N. Wilson
el Street	1599	1492	500	4000	4500	Alfred Realty, Inc. (Mass.)
el Street	1600	1448	500	4000	4500	Alfred Realty, Inc. (Mass.)
l Street	1601	1224	400	4100	4500	Alfred Realty, Inc. (Mass.) & Howard S. Cohen
l Street	1602	1096	400	4100	4500	Alfred Realty, Inc. (Mass.) & Howard S. Cohen
ton Street	1603	2890	2000	0	2000	Penn Central Company
ngton Street	1604	4200	2000	5000	7000	Chasnoff & Pearl Milton
le Terrace	1605	2774	800	3200	4000	Adelino P. & Tereza M. Ribeiro
le Terrace	1606	6700	2300	0	2300	City of Boston (FLC)
le Terrace	1607	6362	1900	5600	7500	Anthony Sakennis
ashington St.	1608	5250	2000	7000	9000	Hugh J. Bonner, Trustee of Columbia Trust
ashington St.	1609	4622	2800	6700	9500	Edward Everett Building Maintenance Corp.
ashington St.	1610	3615	2700	9300	12000	Hyman & Anne Karlsberg
l Street	1611	1673	600	1400	2000	Eugene Kushner
l Street	1611-1	1543	500	1500	2000	Eugene Kushner
l Street	1612	1621	600	1400	2000	Eugene Kushner
el Street	1613	1699	600	1400	2000	Eugene Kushner
ll Street	1614	2483	700	1300	2000	Eugene Kushner
el Street	1615	2794	800	1200	2000	Eugene Kushner
el Street	1616	2800	700	2300	3000	Mary S. Connelly
el Street	1617	3994	1000	2300	3300	Philip & Lucy Cloutier





SITE: NORWELL STREET (cont)

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Street	1618	3838	1000	2300	3300	Howes Realty Corp. (Mass.)
Street	1619	2555	800	2400	3200	Howes Realty Corp. (Mass.)
Street	1620	1924	600	2400	3000	Howes Realty Corp. (Mass.)
Street	1621	2113	600	2400	3000	Joseph & Madeline Frasca
Street	1622	400	100	0	100	City of Boston
Street	1623	1211	400	2800	3200	Arcadie N. Lima
Street	1624	1173	400	1900	2300	Francis J. & Anna F. Noona
Street	1625	1168	400	1900	2300	Rita Taytassac
Street	1626	1171	400	2600	3000	Garnell H. Hall
Street	1627	1172	400	1900	2300	Willie & Elnora Dykes
Street	1628	1173	400	2600	3000	Francis E. & Isabella Irwin
Street	1629	1173	400	2600	3000	Samuel F. & Evelyn V. James
Street	1630	1172	400	2600	3000	Margaret M. Noone
Street	1631	1189	400	1100	1500	Gertrude Goldberg
well Street	1632	15450	4500	100	4600	Richard Ravech
Street	1633	2965	900	0	900	Dudley Wood Products, Inc.
Street	1634	2965	900	0	900	Dudley Wood Products, Inc.
Street	1635	2965	900	0	900	Dudley Wood Products, Inc.
Street	1636	2964	900	2000	2900	Dudley Wood Products, Inc.
well Street	1637	2964	900	0	900	Dudley Wood Products, Inc.
Street	1638	2964	900	2000	2900	Dudley Wood Products, Inc.
well Street	1639	2964	900	800	1700	Dudley Wood Products, Inc.
Street	1640	2964	900	1500	2400	Dudley Wood Products, Inc.
Street	1641	2911	900	0	900	Dudley Wood Products, Inc.
Street	1642	2869	900	0	900	Dudley Wood Products, Inc.





SITE: NORWELL STREET (cont)

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
03 Norwell St.	1643	6325	2480	0	2480	Napoli Wrecking Co., Inc. (Mass.)
el Street	1535	11009	6000	0	6000	City of Boston (FLC)
e Street	1536	125	48*	0	48	Abraham E. & Dulcena Blake
DALS		347393	95693	226400	322093	
percent of land taken.						



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 8

LENA PARK

Prepared by

The Planning Department of  
The Boston Redevelopment Authority

January 30, 1970



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(Dorchester, Site No. 8, Lena Park)

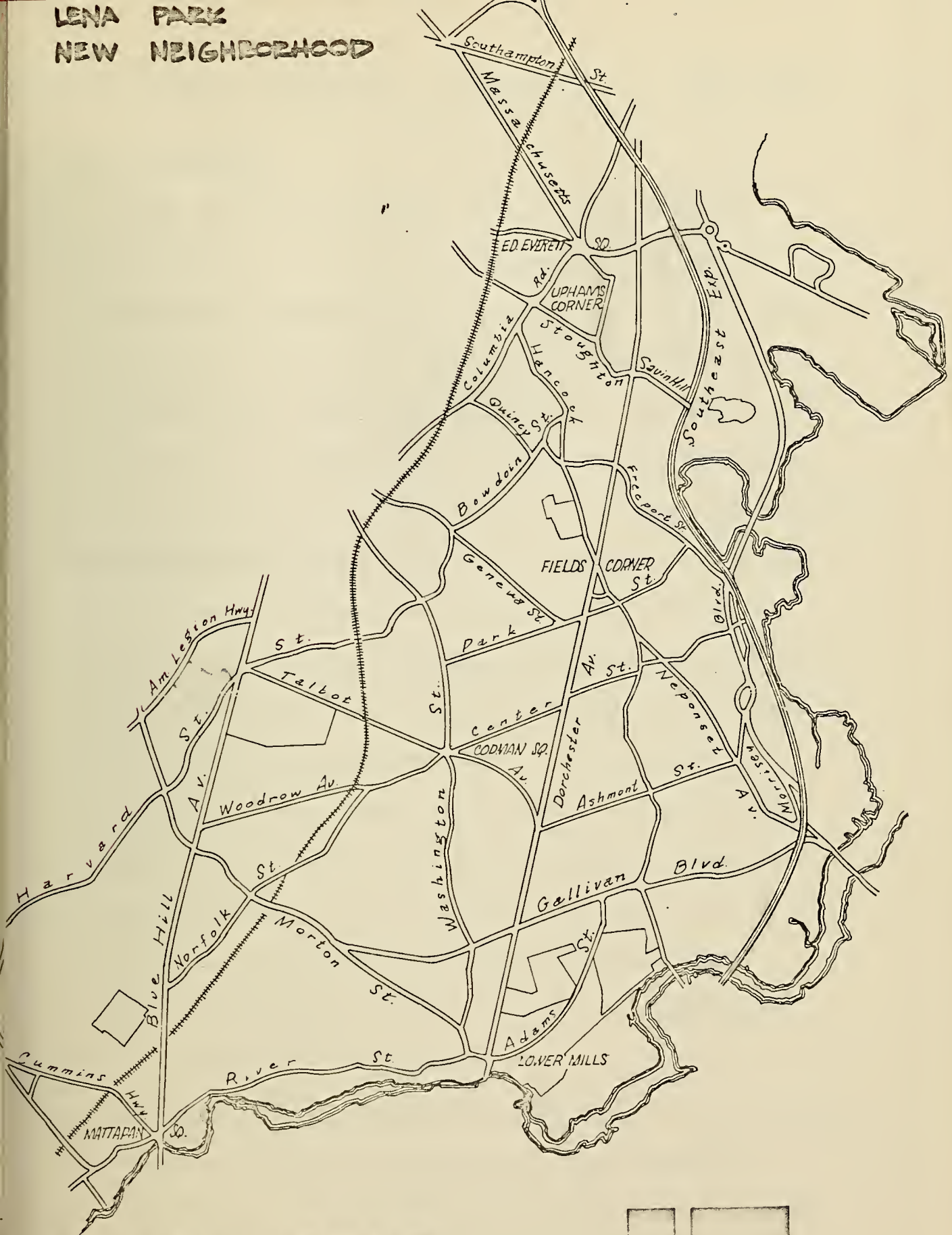
Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development
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Parcel Information Table

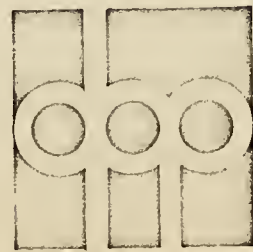


LENA PARK  
NEW NEIGHBORHOOD



# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY







## I. SITE DESCRIPTION

- A. SIZE: The Lena Park site is 11.3 acres in size.
- B. LOCATION: The site is located in the Franklin Field section of Dorchester and is bounded by Franklin Park, the Boston State Hospital, Harvard Street, and the Franklin Hill Avenue housing project. The site ranges from 60 to 120 feet above sea level and overlooks the vast open areas of Franklin Park and Boston State Hospital.
- C. EXISTING BUILDINGS: About half of the site consists of vacant land while the rest of the site, which includes Lorne Street, contains buildings. These include the YMHA Hecht House, (which a community group - Lena Park Housing Development Corp. - is attempting to purchase through a HUD Grant under the Neighborhood Facilities Program, Section 703) several residential buildings and an old greenhouse. A total of 37 buildings presently stand on the Lena Park site. Approximately 31 of these buildings are residential containing about 83 dwelling units.
- D. SURROUNDING USES AND BUILDING CONDITIONS: The surrounding uses are primarily institutional, open space and residential. The Franklin Hill Avenue housing project is directly to the north of the site and the Franklin Field housing project also is nearby. Besides the Boston



State Hospital, other public facilities include the Paine Elementary School and the site of the planned Joseph Lee Elementary School. Plans are currently underway to convert the Franklin Field House into a neighborhood social center for teenagers and the elderly. Also planned for Franklin Field is a major indoor tennis club, which will serve the Metropolitan area as well as neighborhood residents. These facilities will be easily accessible to the Lena Park site. Building conditions on the Lena Park site are especially poor on Lorne Street.

E. NEIGHBORHOOD CHARACTERISTICS: The 1960 Census shows that only 5.8% of the residents in the area were non-white and that only 17% of the families had incomes under \$3,000. It is estimated that from 32 to 48 percent of the people living in the vicinity of the site are living now in conditions of poverty and at least 65% of the population is non-white. The area is still undergoing rapid demographic changes that could produce substantially larger portions of poor, non-white residents.

F. PATTERN OF OWNERSHIP: The site is made up of several large vacant and semi-vacant parcels as well as many small parcels which are primarily located on Lorne



Street. There is a total of 38 parcels and about as many owners.

## II. FACTORS AFFECTING DEVELOPMENT

The major constraint to the development of this site is the required demolition and relocation. However, most of the residential structures are in poor condition probably beyond rehabilitation.

The location of the Lena Park site near ample open space and public community oriented facilities makes the site highly desirable for new housing. Also, the area is desperately in need of suitable low and moderate income units and elderly housing.

## III. PRESENT STATUS OF DEVELOPMENT

The Lena Park Housing Development Corporation currently is interested in developing the site for elderly housing and low and middle income housing. A 13 story tower with 97 two bedroom units is now under construction at one corner of the site. This group is now seeking ways to acquire the remainder of the site for the construction of 250 additional units.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The Lena Park site is an ideal location for housing development and should be included in the New Neighborhoods Program assuming that the Lena Park Housing Corporation is interested



in working with the City and calling this venture a "New Neighborhood". It seems clear at this point that the group needs and wants BRA assistance. It is questionable that the group would like to be "partners" in the project, however.

#### 7. CITIZEN INVOLVEMENT

The Lena Park Housing Corporation, a non-profit community group, chose the Lena Park site for housing and has developed plans for the area according to the needs of the community. This group has worked closely with the BRA in relation to the Lena Park Community Service Center 703 Application. The BRA should continue to work with this group by offering assistance and encouragement.

#### 8. RELOCATION REQUIREMENTS

The proposed housing plan of the Lena Park Housing Corporation for the site involves the demolition of all existing structures except the community center. This includes the relocation of about 83 families. This figure is based on the total number of units contained in the existing structures. It does not take into account that many of the structures are now vacant. A survey of Lorne Street is needed to determine the exact relocation load. However, even if this many families were to be relocated, the site is sufficiently vacant so that no families would need to be displaced until after at least 200 new units were constructed and ready for occupancy.







# I. NEXT STEPS

The BRA should continue to assist the Lena Park Group in their plans for the site regardless of whether the effort is called a New Neighborhood or not. One form of assistance they need right now is in the formation of an effective development team. The BRA Department of Residential Development can be very helpful in this regard.



# PARCEL INFORMATION TABLE

LENA PARK = DORCHESTER SITE #8

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
ard Street	4299	3396	800	11200	12000	Maxwell Freeman
ie Street	4298	3214	500	11400	12000	Maxwell Freeman
Street	4297	3214	600	5900	6500	Julio Teifeira
Street	4296	3214	600	5900	6500	Louis J. and Marion E. Cater
Street	4295	3214	600	5900	6500	Eric Harriott
orne Street	4294	3214	600	4400	5000	Genenieve Brown
orne Street	4293	3214	600	4400	5000	Lester A. & Lillian A. Lawrence
orne Street	4292	3214	600	5900	6500	Alan Boyajian Trustee of Lena Park Realty Trust
Street	4291	3214	600	5900	6500	Joseph Fine
Street	4290	3214	600	5900	6500	Joseph R. Ramoc
orne Street	4289	3214	600	5900	6500	Pernice Kreiger
orne Street	4288	3214	600	4400	5000	Theresa, Pearl & Sumner Andelman
orne Street	4287	3214	600	0	600	Alfred Bozzi
orne Street	4286	4784	900	16100	17000	Betty M Carlin
Street	4285	3380	700	0	700	Alda W. Marshall, Trustee of Alda Realty Trust
orne Street	4283	3417	700	7800	8500	Arsen Boyajian, Trustee of A & K Realty Trust
Street	4284	2627	500	6000	6500	Alan Boyajian Trustee of A & K Realty Trust
Street	4281	3213	600	5900	6500	Alan Boyajian Trustee of Lena Park Realty Trust
Street	4280	3214	600	2400	3000	Allied Service and Supply Co., Inc. (Mass.)
orne Street	4279	4822	1000	7300	8300	Lorne Realty Trust
orne Street	4278	4822	1000	9300	10300	Xenophon Clarke
Street	4277	3214	600	5400	6000	Dominic E. Olsen, Trustee of Hill Trust



ENA PARK (con't)

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Buildings	Total	
Street	4276	3214	600	4400	500	Ralph & Ella M. Thomas
Street	4275	3214	600	4100	4700	Leston A & Lillian A Lawrence
Street	4274	3214	600	5400	6000	Edward L & Myrna W. Cot
Street	4273	3214	600	5900	6500	Martha Williams
Street	4272	3214	600	5100	5700	Arthur Gilbert
Street	4271	1796	400	4100	4500	Gerson H & Bernice M. Greenberg
Street	4270	1754	400	4100	4500	Gerson H. & Bernice M. Greenberg
Street	4269	1756	400	4100	4500	Gerson H. & Bernice M. Greenberg
e Street	4268	1870	500	6000	6500	Gerson H & Bernice M. Greenberg
ard Street	4267	9270	2300	6200	8500	Helena F. Holbrow
ard Street	4266	51102	6700	6100	12800	Willmore F. Holbrow
in Hill Ave.	4340	6823	1400	7900	9300	Willmore F. Holbrow
Road	4320	70584	45000	0	45000	Jewish Child Welfare Assn.
Road	4312	29685	18000	0	18000	Jewish Child Welfare Assn.
Road	4311	4050	500	200	700	Arsen Boyajian
ican Legion ghway	4300	117364	11800	588200	600000	Combined Jewish Philan- thropies of Greater Boston, Inc.
		387580	105000	789100	894100	



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

ROSLINDALE, SITE NO. 2

BOSTON STATE HOSPITAL

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970





## CONTENTS

(ROSLINDALE, SITE NO. 2, BOSTON STATE HOSPITAL)

Map of West Roxbury showing site location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table



BOSTON STATE  
HOSPITAL NEW  
NEIGHBORHOOD



ROSLINDALE



## I. SITE DESCRIPTION

- A. SIZE: 51 acres
- B. NUMBER OF EXISTING BUILDINGS: 1 institutional, 2 residence.
- C. EXISTING AND SURROUNDING USES: The site is predominantly vacant with one eight-acre part used by the State Hospital. Surrounding uses are mostly open space (cemetery, State Hospital, Franklin Park) with the western edge bordering a small shopping center.
- D. PATTERN OF OWNERSHIP: All owned by Boston State Hospital.
- E. NEIGHBORHOOD CHARACTERISTICS: The site is not directly adjacent to any residential neighborhood. It is located in the center of the City's largest contiguous institutional and open space area.
- F. TOPOGRAPHY: Mostly flat and swampy with some highground along the northern border.
- G. ENVIRONMENTAL CONDITIONS: The bucolic character of the general area of the site makes it an attractive location for a residential project.

## I. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. PROBLEMS:
1. Much of the site is swampy lowlands.
  2. Institutional ownership may make acquisition difficult if not impossible.



B. OPPORTUNITIES:

1. Excellent vehicular access.
2. Site has fine natural character.

II. PRESENT STATUS OF DEVELOPER INTEREST

None

IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site has very questionable value for the new neighborhoods program. It seems on the surface to be bad policy to propose building on what remains of Boston's public and institutional open space unless it is clear that the land is not needed for these purposes. We have not made a determination that this land is not needed for future institutional expansion.

V. CITIZEN INVOLVEMENT

Citizen involvement in this project would probably be less important than in areas such as East and South Boston. No residences abut the site and it might turn out that even Roslindale LAC would not be particularly interested in the project.

VI. RELOCATION REQUIREMENTS

- A. 2 families

II. RECOMMENDED NEXT STEPS

Contact Boston State Hospital to determine their future plans, both generally and for this site specifically.





BOULDER

PARCEL INFORMATION  
TABLE

GET FROM ASSESSOR  
ON MONDAY



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

MATTAPAN, SITE NO. 11

LIVERMORE STREET

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



## CONTENTS

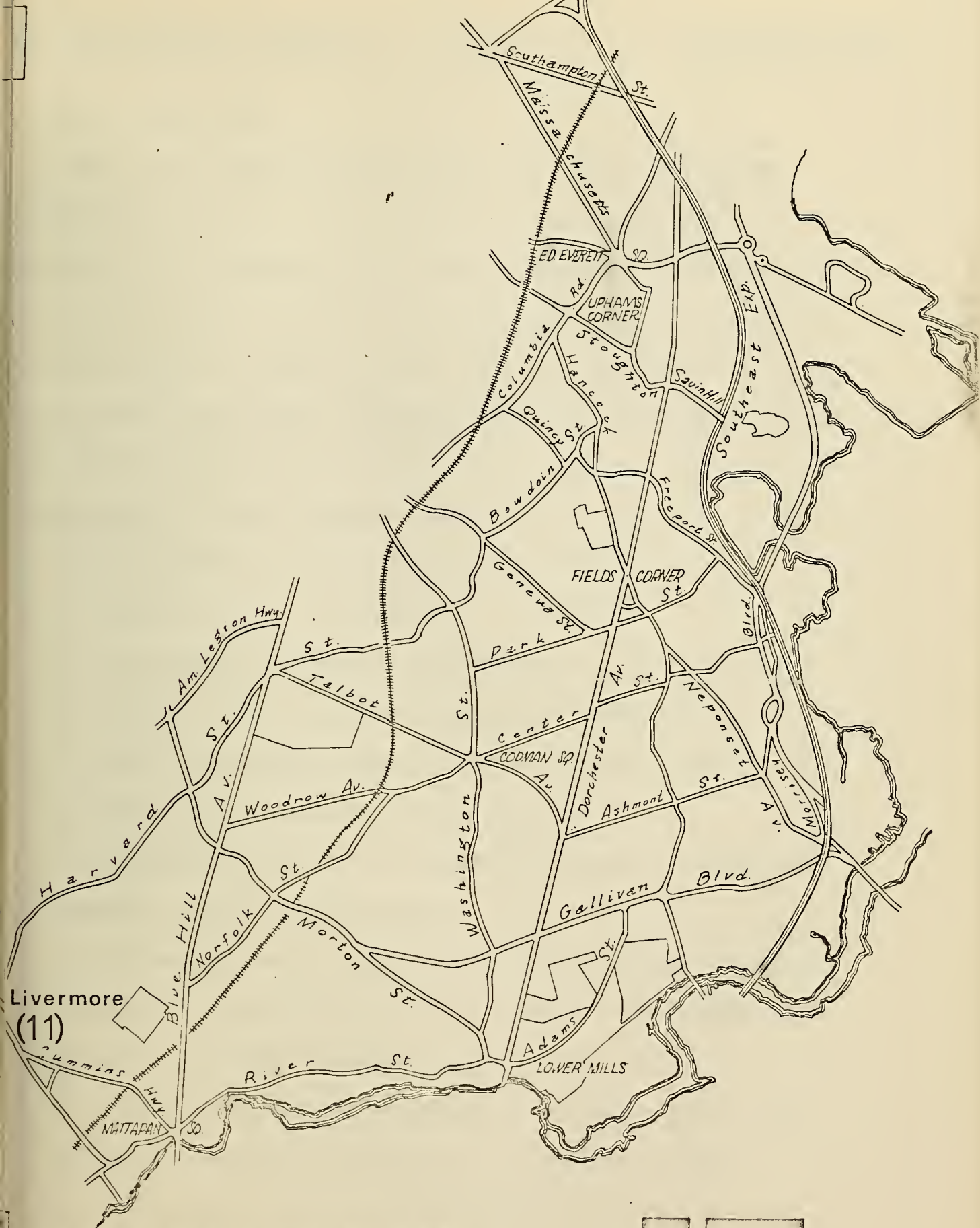
(MATTAPAN, SITE NO. 11, LIVERMORE STREET)

Map of Dorchester showing ,site location

- I. Site Description
- I. Factors Affecting Development of the Site
- I. Present Status of Development
- V. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- I. Relocation Requirements
- I. Recommended Next Steps

Parcel Information Table

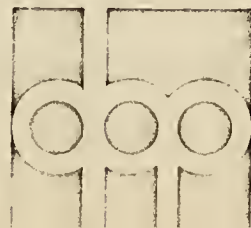




# DORCHESTER

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY







## 1. SITE DESCRIPTION

This 30-acre site is mostly vacant with the exception of 21 scattered houses, several out-buildings, and an excavating business. The topography is a major difficulty, however, since the land is swampy with rock out-croppings. The area presently is being used as a dumping ground and is a source of irritation to the surrounding middle-income, residential community. About half of the property has come under City ownership through tax foreclosures, but the remaining land has many owners.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. Mostly vacant - opportunity
- B. Difficult topography - constraint
- C. Single-family (low density) zoning - constraint
- D. Near major road (Cummins Highway) - opportunity
- E. Much City-owned land - opportunity
- F. Fragmented ownership of remaining property - constraint

## III. PRESENT STATUS OF DEVELOPMENT

- A. Ambassador Realty recently has purchased land throughout the area for upper-middle income apartment development (generally of poor design in our opinion).
- B. Rabbi Korif, of the Congregation Kehillath Jacob, has expressed interest in having his congregation sponsor housing construction for various income groups.
- C. In the spring of 1969 the BRA did a study which suggested that this site would be appropriate for construction of an



elementary school and accompanying park-playground. This development would require about 9 acres. The study indicated that the remainder of the site should be used for housing.

#### V. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This site would be well suited for inclusion in the Program for the following reasons:

- A. It is large and mostly vacant (not much relocation would be necessary).
- B. It is in a predominantly residential area.
- C. It could provide a site for a new school needed to replace the Logue, Baker, and Mason Elementary Schools (soon to be phased out) to serve the surrounding Mattapan community as well as the new housing development.
- D. The site is not far from Mattapan Square, a major shopping area.

#### V. CITIZEN INVOLVEMENT

In 1964, a proposal (BRA Renewal Project) to build 500 garden apartment units and a park was roundly opposed by the Mattapan community on the ground that it would bring "transient people" into the area. The project was eventually dropped, and there has been little citizen interest since that time.

#### VI. RELOCATION REQUIREMENTS

- A. 21 families - could be relocated in new construction
- B. 1 business - must be removed
- C. 5 jobs



D. RECOMMENDED NEXT STEPS

A. Bring this development opportunity to the attention of the Housing Committee of the Mattapan LAC (presently the Mattapan Task Force). Work with committee to develop a proposal.

B. Put a hold on City-owned land. Release of any City-owned land in the area to private developers will hamper the overall planning of the area.

C. Investigate soil conditions.



## 11

Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2397	4,800	200		200	Boston Catholic Cemetery Assoc.
2398	12,400	600		600	Boston Catholic Cemetery Assoc.
2405	8,000	400		400	Boston Catholic Cemetery Assoc.
2409	7,500	200		200	J. Toffoloni
2413	4,800	300	2,700	3,000	J. Yakimowsty
2414	9,600	700		700	J. Yakimowsty
2415	6,000	500	2,000	2,500	J. Toffoloni
2416	8,000	600	3,900	4,500	C. Harnish
2417	4,000	300		300	G. Carara
2418	6,800	300		300	Boston Catholic Cemetery Assoc.
	<u>72,000</u>	<u>4,100</u>	<u>8,600</u>	<u>12,700</u>	
2367	4,000	100		100	City of Boston
2368	4,000	100		100	City of Boston
2369	6,000	200		200	City of Boston
2370	4,000	100		100	City of Boston
2371	4,000	100		100	City of Boston
2372	6,000	200		200	T. Geraghty-Ambassador Realty Trust
2373	6,400	200		200	N. Skwark
2374	3,200	100		100	City of Boston
2375	3,200	100		100	City of Boston
2376	3,200	100		100	City of Boston
2377	4,000	100		100	M. Baker
2378	4,000	100		100	City of Boston
2379	4,000	100		100	City of Boston
2380	4,000	100		100	City of Boston
2381	4,000	100		100	City of Boston
2382	4,000	100		100	City of Boston
2383	4,000	100		100	City of Boston
2384	4,000	100		100	City of Boston
2385	<u>4,000</u>	<u>100</u>		<u>100</u>	City of Boston
	<u>36,000</u>	<u>2,200</u>		<u>2,200</u>	





(on't)

Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2322	1,868	200		200	City of Boston
2323& 2324	4,165	200		200	City of Boston
2325& 2326	3,200	200		200	City of Boston
2327& 2328	4,000	200		200	City of Boston
2329	3,400	100		100	City of Boston
2330	4,800	100		100	City of Boston
2331	1,600	100		100	City of Boston
2332	2,000	100		100	City of Boston
2333	2,000	100		100	City of Boston
2334	2,000	100		100	City of Boston
2335	3,887	100		100	Ferrante, J. and S.
2336	3,223	100		100	Ferrante, J. and S.
2337	3,134	100		100	Ferrante, J. and S.
2338	6,001	200		200	Ferrante, J. and S.
2339	5,645	200		200	Ferrante, J. and S.
2340	2,689	100		100	Ferrante, J. and S.
2341	5,207	200		200	Ferrante, J. and S.
2342	7,960	300		300	City of Boston
2343	5,478	200		200	City of Boston
2344	5,598	200		200	City of Boston
2345	<u>2,844</u>	<u>100</u>		<u>100</u>	City of Boston
	80,699	3,300		3,300	
2637	6,000	200		200	S. Baker
2638	4,000	100		100	C. Scanlon
2639	4,000	100		100	City of Boston
2640	4,000	100		100	City of Boston
2641	4,000	100		100	City of Boston
2642	2,000	100		100	City of Boston
2643	8,000	200		200	G. Roche
2644	2,000	100		100	City of Boston
2645	14,000	400		400	City of Boston
2646	2,000	100		100	City of Boston
2647	4,000	100		100	City of Boston
2648	16,000	500		500	City of Boston
	<u>70,000</u>	<u>2,100</u>		<u>2,100</u>	



Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2527	4,800	100		100	City of Boston
2528	5,600	200		200	B. Osborn
2529	4,000	100		100	City of Boston
2530	8,000	200		200	R. Huck
2531	4,000	100		100	City of Boston
2532	4,000	100		100	City of Boston
2533&					G. McNutt of McNutt Family Trust
2534	11,000	300	6,200	6,500	R. Huck
2535	4,000	100		100	City of Boston
2536	4,000	100		100	D. Gessner
2537	4,000	100		100	Murash, W. and C.
2538	4,000	100		100	C. Lomario and C. Nelly
2539	4,000	100		100	City of Boston
2540	1,600	100		100	A. Musto Co., Inc.
2541	3,200	100		100	J. Volandi and L. Gauss
2542	3,200	100		100	J. Volandi and L. Gauss
2543	4,000	200	1,600	1,800	City of Boston
2544	4,000	200		200	K. McCarthy
2545	4,000	200	2,200	2,400	T. Slyman
2546	4,000	200		200	T. Slyman
2547	5,000	400		400	R. Carman
2549	9,000	400		400	City of Boston
2550	8,000	400		400	City of Boston
2551	4,000	200		200	P. Szyolowski
2552	6,000	300		300	City of Boston
2553	6,400	300		300	J. Lewichi
2554	3,200	100		100	
	127,000	4,800	10,000	14,800	
2499	4,800	200		200	Toffoloni, E. and J.
2500	5,600	200		200	City of Boston
2501	4,000	200		200	City of Boston
2502	4,000	200		200	City of Boston
2503	4,000	200		200	City of Boston
2504	4,000	200		200	City of Boston
2505	4,000	200		200	City of Boston
2506	4,000	200		200	City of Boston
2507	4,000	200	2,300	2,500	P. Arellino
2508	4,000	200		200	P. Arellino
2509	12,000	500		500	Redmond, J., J. M. and J.
2510	3,200	100		100	Redmond, J., J. M. and J.
2511	3,200	100		100	O. Sears, M. Williams, and D. McLeod
2512	3,200	100		100	A. Mitchell and A. Kelly
2513	3,200	100		100	City of Boston
2514	3,200	100		100	City of Boston
2515	2,000	100		100	M. Andrychinski



con't)

Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2516	4,000	200		200	City of Boston
2517	6,000	200		200	City of Boston
2518	4,000	100		100	City of Boston
2519	4,000	100		100	City of Boston
2520	4,000	100		100	City of Boston
2521	4,000	100		100	City of Boston
2522	10,000	400		400	C. Mattaliano
2523	4,000	100		100	M. Chadowick
2524	6,000	200		200	M. Chadowick
2525	6,400	300		300	M. Chadowick
2526	3,200	100		100	City of Boston
	<u>132,000</u>	<u>5,000</u>		<u>7,300</u>	
2419	6,400	3,500	4,000	7,500	Tecci, A. and M.
2420	3,200	100		100	Tecci, A. and M.
2421	6,400	300	1,700	2,000	Remondi, E. and V.
2422	4,800	200	2,100	2,300	G. Birolini
2423	6,000	300		300	G. Birolini
2424	3,887	100		100	City of Boston
2425	3,285	100		100	City of Boston
2426	2,190	100		100	City of Boston
2427	6,570	200		200	City of Boston
2428	6,570	200		200	City of Boston
2429	3,285	100		100	Bell, R. and H.
2430	7,234	200		200	City of Boston
2431	5,184	300		300	A. Musto Co., Inc.
2432	5,184	300		300	City of Boston
2433	3,456	200		200	City of Boston
2434	7,899	500		500	E. Romondi
2435	5,266	300		300	City of Boston
2436	5,266	300		300	City of Boston
2437	14,652	600		600	C. Commerford
2437-1	7,667	500	3,300	3,800	L. Remondi
2439	<u>4,000</u>	<u>200</u>		<u>200</u>	G. Birolini
	<u>118,395</u>	<u>8,600</u>	<u>11,100</u>	<u>19,700</u>	
2476	6,400	300		300	T. Geraghty of Amb. Realty Trs
2477	6,000	300		300	G. Ferrini
2478	3,928	200		200	T. Geraghty of Amb. Realty Trs
2479	5,959	300		300	T. Geraghty of Amb. Realty Trs
2480	4,000	200		200	T. Geraghty of Amb. Realty Trs





(con't)

Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2481	4,000	200		200	T. Geraghty of Amb. Realty Trs
2482	4,000	200		200	T. Geraghty of Amb. Realty Trs
2483	8,000	400	2,000	2,400	D. Donofrio
2484	4,000	200		200	D. Donofrio
2485	2,198	100		100	M. Kelleher
2486	2,450	100		100	City of Boston
2487	5,750	100	2,200	2,300	Cameron, F. and F.
2488	2,000	100		100	A. Musto Co., Inc.
2489	2,000	100		100	A. Musto Co., Inc.
2490	2,000	100		100	A. Musto Co., Inc.
2491	4,000	100		100	T. Geraghty of Amb. Realty Trs.
2492	4,000	100		100	T. Geraghty of Amb. Realty Trs.
2493	4,000	100		100	T. Geraghty of Amb. Realty Trs.
2494	5,515	100		100	T. Geraghty of Amb. Realty Trs.
2495	6,375	100		100	T. Geraghty of Amb. Realty Trs.
2496	7,200	200		200	T. Geraghty of Amb. Realty Trs.
2497	3,200	100		100	A. Musto Co., Inc.
2498	3,200	100		100	T. Geraghty of Amb. Realty Trs.
	97,175	3,800	4,200	8,000	
2555	12,225	600		600	City of Boston
2556	3,125	100		100	City of Boston
2557	2,000	100		100	City of Boston
2558	4,000	100		100	M. Lynch
2559	2,000	100		100	City of Boston
2560	2,000	100		100	A. Musto Co., Inc.
2561	2,000	100		100	K. George
2562	2,000	100		100	City of Boston
2563	4,000	100		100	City of Boston
2564	6,000	200		200	City of Boston
2565	6,900	200		200	NMF, 180 Kennebec Street, Mattapan
2566	6,800	200		200	NMF, 180 Kennebec Street, Mattapan
2567	8,000	200		200	City of Boston
2568	8,000	200		200	City of Boston
2569	4,000	100		100	City of Boston
2570	6,639	200		200	City of Boston
2571	4,302	200		200	A. Musto Co., Inc.
2572	5,000	200		200	A. Musto Co., Inc.
2573	1,600	100		100	City of Boston
2574	3,200	100		100	City of Boston
2575	1,600	100		100	City of Boston
2576	3,200	100		100	City of Boston
	98,591	3,500		3,500	

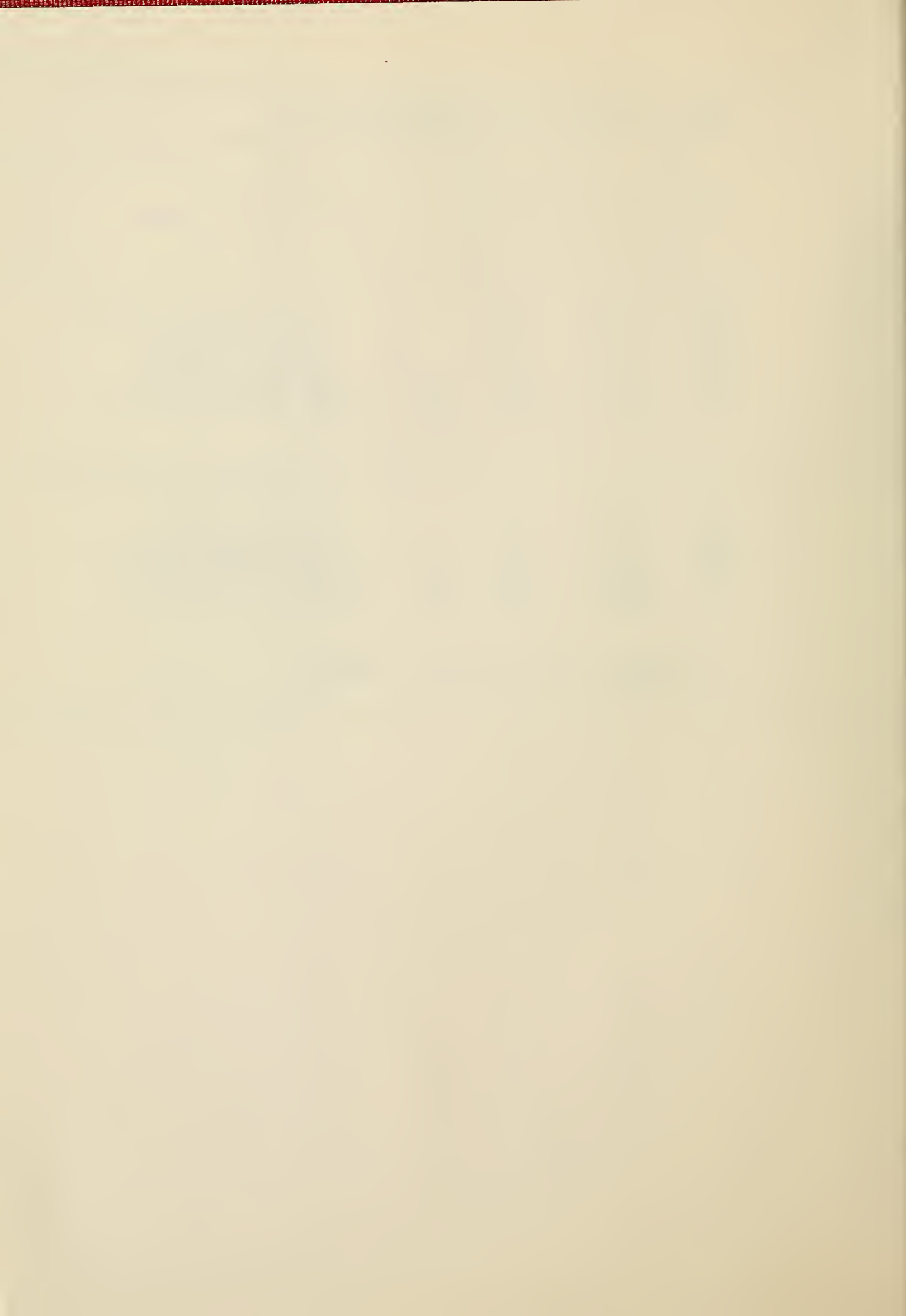




Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
2601	8,000	300		300	H. Carroll
2602	6,000	200		200	City of Boston
2603	6,000	200		200	Odenweller, F. and F.
2604	4,000	100		100	Odenweller, F. and F.
2605	6,000	200		200	A. Musto Co., Inc.
2606	2,000	100		100	J. Wallace
2607	4,000	100		100	City of Boston
2608	4,000	100		100	F. Libby, R. Hallisey and M. Brokaw
2609	2,000	100		100	City of Boston
2610	2,000	100		100	City of Boston
2611	2,000	100		100	F. Frederick
2612	4,000	100		100	J. Corman
2613	1,479	100		100	J. Noonan
2614	1,205	100		100	City of Boston
2615	2,000	100		100	A.H. Homes, Inc.
2616	2,000	100		100	City of Boston
2617	2,000	100		100	L. Westall
2618	4,000	100		100	G. Gilmore and B. Gessner
2619	2,000	100		100	City of Boston
2620	2,000	100		100	J. Lynch
2621	2,000	100		100	City of Boston
2622	2,000	100		100	E. Burckhart and C. Flanagan
2623	2,000	100		100	City of Boston
2624	2,000	100		100	D. Gessner
2625	4,000	100		100	City of Boston
2626	2,000	100		100	City of Boston
2627	2,000	100		100	City of Boston
2628	12,000	300	200	500	C. Wright
2629	8,000	200		200	City of Boston
	100,884	3,700	200	3,900	
2653	4,000	400		400	G. Legner
2654	4,000	400		400	G. Legner
2655	6,000	600		600	G. Legner
2665	6,000	200		200	City of Boston
2666	10,000	300		300	City of Boston
2667	14,000	400		400	H. Hanson
2668	6,000	200		200	M. Hamm
2669	6,000	600		600	G. Legner
2670	4,000	400		400	G. Legner
	60,000	3,500		3,500	



	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
XI	2589	39,256	" 1,600		1,600	City of Boston
XII	2596	2,568	100		100	Frangioso, D. and B.
	2597	2,531	100		100	City of Boston
	2598	2,494	100		100	City of Boston
	2599	5,227	200		200	City of Boston
	2600	<u>31,311</u>	<u>1,800</u>	<u>200</u>	<u>3,800</u>	Frangioso, D. and B.
		44,131	2,300	200	2,500	
XV	2471	3,929	200		200	City of Boston
	2472	4,000	200		200	City of Boston
	2474	6,000	300	2,300	2,600	Delaney, J. and L.
	2475	<u>3,950</u>	<u>200</u>		<u>200</u>	City of Boston
		17,879	900	2,300	3,200	
		<u>1,094,010</u>	<u>44,900</u>	<u>38,900</u>	<u>83,800</u>	



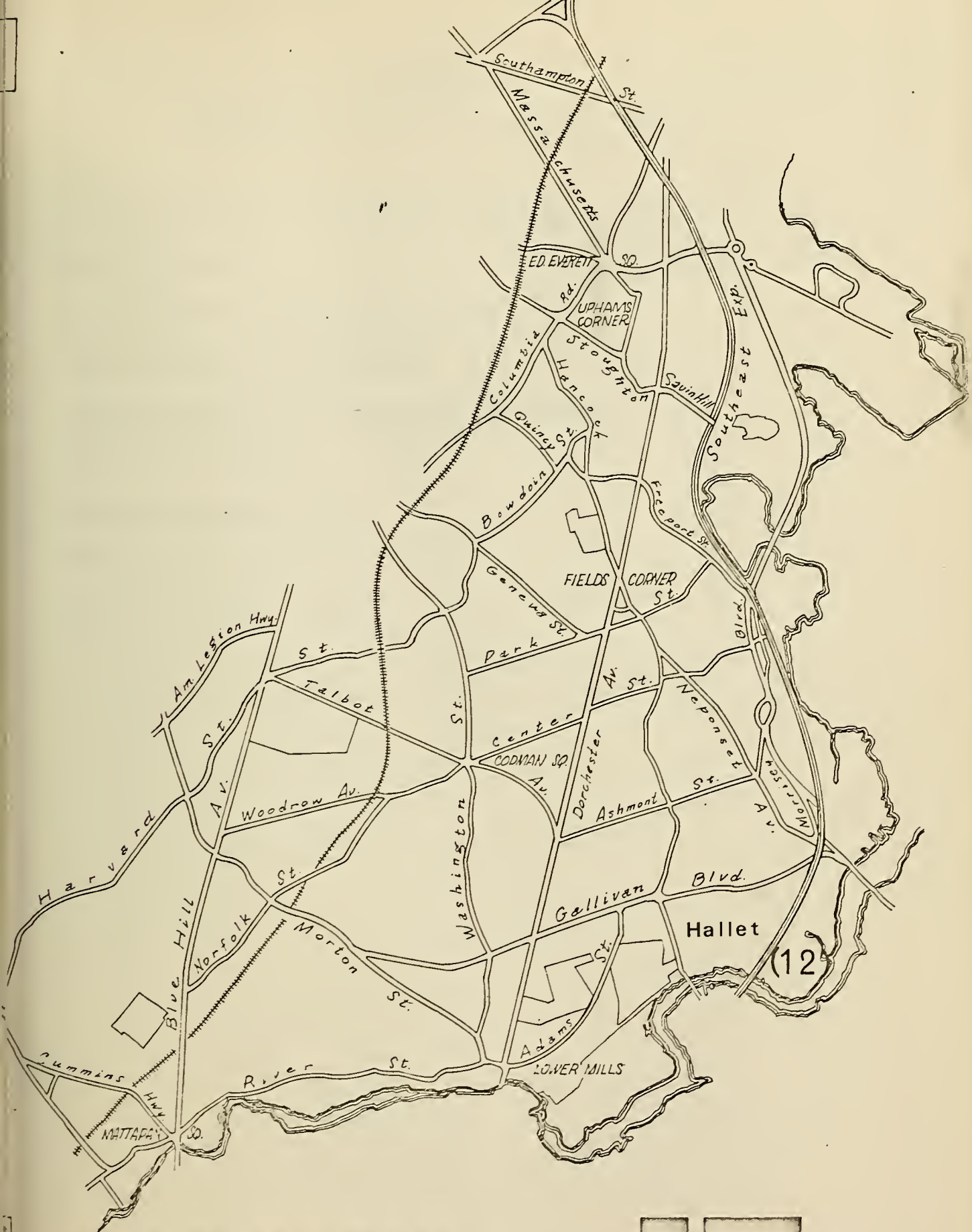
NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 12

HALLET STREET

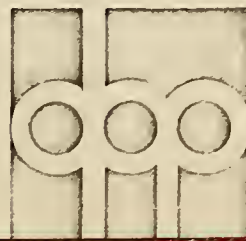
Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970





# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY







## CONTENTS

(DORCHESTER, SITE NO. 12, HALLET STREET)

Map of Dorchester showing site locations

- I. Site Description
- I. Factors Affecting Development of the Site
- I. Present Status of Development
- V. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- I. Relocation Requirements
- I. Recommended Next Steps

Parcel Information Table



## I. SITE DESCRIPTION

This waterfront site contains 50 acres of mostly vacant land (with the exception of several drive-in theater buildings). Much of the site consists of land fill from a former City dump. It is quite isolated from the nearby Dorchester community by the Southeast Expressway. (The property has good access to the Expressway, however.) Most of the site is under one ownership.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

(From a memo by Bob DeSimone and Rich Untermann)

- A. Analysis of the site reveals that proximity to the Neponset River provides excellent opportunities for water-people oriented development.
- B. The City has few large vacant sites which may be developed for commercial or industrial uses. Since developers have expressed interest to construct office buildings at this site, the City has an opportunity to pursue its objectives relating to providing more jobs for its residents and broadening its tax base.
- C. Since the site is appropriate for people-oriented development, it follows that the City also has the opportunity to pursue its objective of adding more units to its housing stock.



- D. Since the site is composed of filled land, construction of buildings would involve considerable expense for pilings and foundations. In order to compensate for this added cost, structures would have to be high rise in nature.
- E. Regardless of what development occurs at this site, it will be necessary to improve access to and from the area.

## II. PRESENT STATUS OF DEVELOPMENT

The following two proposals have been made by developers during the past year:

- A. HOUSING DEVELOPMENT: Ryan Proposal - to include 3,000 low and moderate-income apartment units (high rise) and an unspecified number of square feet of office and commercial space to serve the residential complex.
- B. OFFICE DEVELOPMENT: Spaulding-Slye Proposal - to include 1.5 million square feet (low to medium rise) on the Boston side of the Neponset River. (The developer proposes to construct an additional 1.5 million square feet of office space on the Quincy side of the River for a total of 3 million square feet overall.)
- C. State Street Bank presently has an option on the land.



#### IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

The area, although apparently appropriate for office and commercial development, also would be suitable for the Program for the following reasons:

- A. The site is large and mostly vacant (with the exception of the drive-in theater).
- B. The land would be easy to assemble (one owner).
- C. The area's proximity to the Neponset River enables the development of many water-oriented amenities for future residents.
- D. The Neponset area of Dorchester provides many highway-oriented shopping facilities.
- E. Schools and public transit to the site will have to be improved, however.

#### V. CITIZEN INVOLVEMENT

None to date.

#### VI. RELOCATION REQUIREMENTS

- A. Number of families - none
- B. Number of businesses - 1 - must be removed
- C. Number of jobs - 5

#### II. RECOMMENDED NEXT STEPS

This matter should be discussed both by the Dorchester LAC and by the members of BUAC. In the meantime, the BRA should obtain more detailed information on site conditions, pollution in the river, demand for office space, etc.





# PARCEL INFORMATION TABLE

2 (HALLET STREET)

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Street (dump ve-in theater)	4315	54,084			\$11,000	M. Verocchi (Comm. of Mass. permanent easement)
	4317	1,780,218			139,000	M. Verocchi, C. Cooper, and J.N. Verocchi Trustees
		1,834,302			150,000	



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 1,

COLUMBIA POINT

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 29, 1970



## CONTENTS

(Dorchester, Site No. 1, Columbia Point)

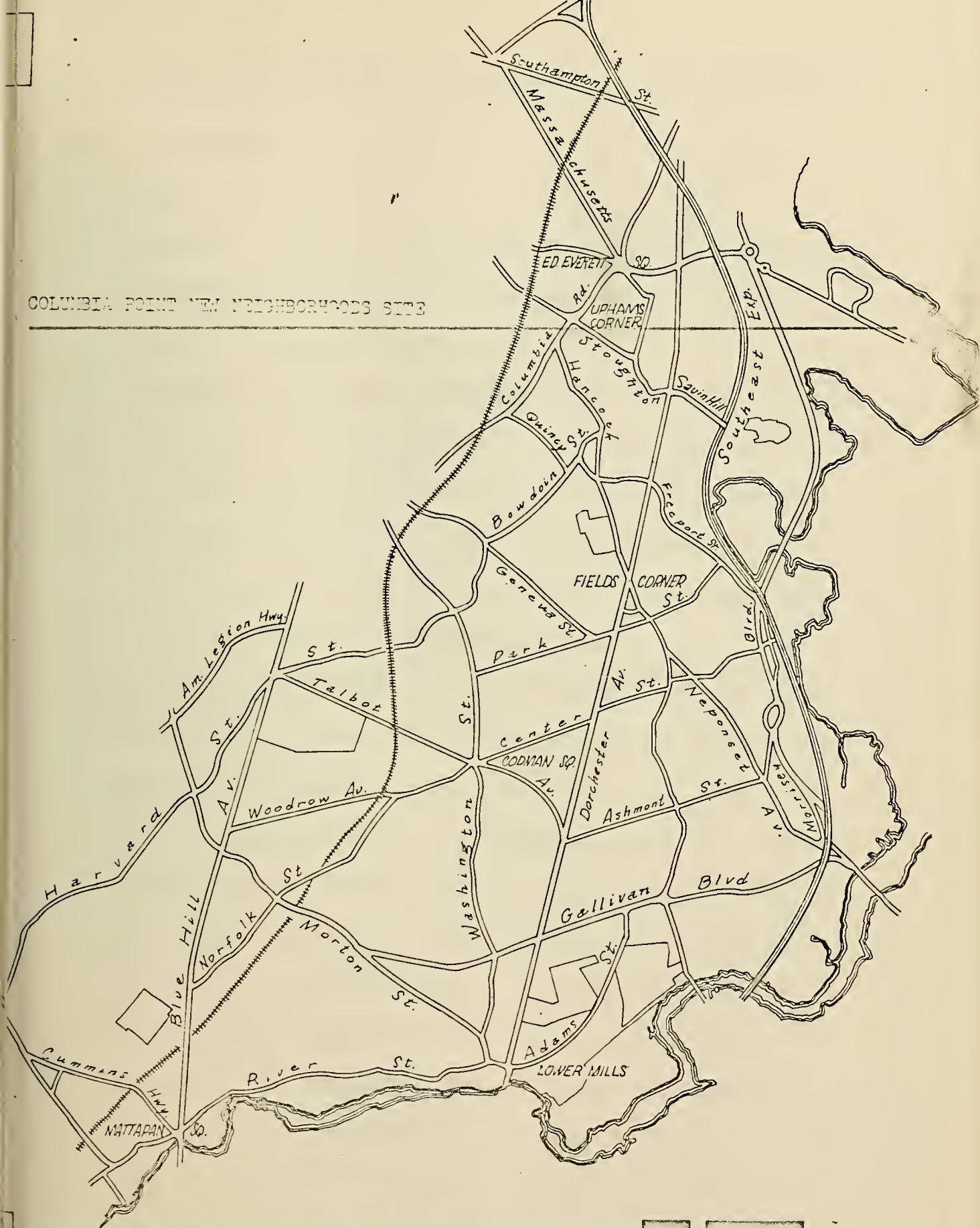
Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table

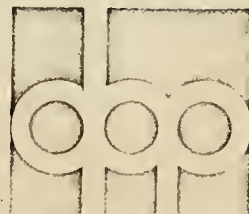


COLUMBIA POINT NEW NEIGHBORHOODS SITE



# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY







## I. SITE DESCRIPTION

- A. SIZE: 17.5 acres. "
- B. LOCATION: Easterly end of Columbia Point and directly north of the City Sewer Pumping Station. The site commands a view of Dorchester Bay.
- C. HISTORY: In 1893, approximately 7/10 of the site was underwater. Over the years, the site has been used as a city dump extending the shoreline to its present location. To this date, the site remains undeveloped due to adverse soil conditions and the close proximity to the Columbia Point Housing Project.
- D. PHYSICAL DESCRIPTION: The area is gently rolling from elevations of 10-30 feet. No buildings are located on the site. Virtually, little vegetation is evident due to a northeast exposure. Approximately 1/4 of the site is underwater. Because this area has been used as a dump for so many years, there exists an irregularity in the contents of the soil. The top layer consists of substantial amounts of rubbish, some of which is organic. The peat layer directly beneath the surface of fill is very soft, about 8-10 feet in depth. Directly beneath the peat is a crusty layer having sufficient strength for building foundations.



E. SURROUNDING USES: The site is surrounded with a public housing project immediately adjacent with general retail and industrial uses nearby. The Columbia Point Housing Project is located directly west and adjacent to the site. This project is situated on 40 acres of land. Originally the project had a population of 6,000. Today, there is approximately a 20% vacancy rate. Delinquency and vandalism are a constant source of concern both with regard to police protection and with regard to condition of the buildings comprising the housing project. South of the site is the City Sewer Pumping Station, built in 1873. Plans have indicated that this facility will be phased-out in the near future. Other neighborhood uses are a large shopping center (Bayside Shopping Mall), the Standard Uniform Rental Service, John McCormick High School, church, John Hancock Insurance Company branch office, printing company, Empire Carpet Corp., M.D.C. police station, and the First National Bank Data Processing Facility. Also worthy of note is that the site is on a direct access with the southerly air-route to Logan Airport's parallel runway #4-22.

F. PATTERN OF OWNERSHIP: Three parcels comprise the entire site. The City of Boston owns two parcels consisting of approximately 11 acres. The remainder of the site is owned by the Boston Housing Authority.

The University of Massachusetts is planning a



15,000 student campus adjacent to the site. The University plans to utilize approximately 60 to 90 acres. The State legislature has given the authority to the University to acquire a number of parcels - three of which comprise the proposed New Neighborhoods site. Although the University will own this site, a promise by the University to the Columbia Point community has been made to return this site provided that there is a finalized housing plan and positive developer interest within three years.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

A. PROBLEMS OR CONSTRAINTS TO DEVELOPMENT: Three essential constraints affecting site development are:

1. Crime - The Columbia Point Housing Project may act as a deterrent to developer incentive due to the high crime rate in the Project.
2. Soil Conditions - Are such that the entire project would have to be built on various kinds of fill. Foundation costs could be prohibitive unless high-rise development were accepted as a method for offsetting foundation costs.



3. Pollution - Noise and exhaust fumes from commercial jets may be a deterring factor unless F.A.A. officials actively enforce manufacturers to correct this problem.

B. OPPORTUNITIES FOR DEVELOPMENT: Development opportunities are good. The development of a housing type compatible with the existing housing project and the proposed University of Massachusetts campus is necessary. The project should maximize the waterfront location by developing park land as passive and active recreational use. The creation of a more diverse community would help to alleviate the isolated character of the area and may help to reduce crime.

Transportation facilities are readily available. The site is near major arteries such as Morrissey Boulevard and the Southeast Expressway. Bus service to the M.B.T.A. Columbia Station is regular. Considerable discussion has centered around the possibility of providing a rapid transit facility to serve both the Housing Project and the University of Massachusetts.

## II. PRESENT STATUS OF DEVELOPMENT

A few years ago, the developer, John Druker and Son, was interested in constructing 221D3 housing. Although developer interest has since dropped because of expensive ground prepara-







tion costs, a community group (Dorchester Landing Development Group) has been urging the City to develop the land for middle income housing.

#### IV. APPROPRIATENESS OF NEW NEIGHBORHOOD PROGRAM

The program is appropriate primarily for two reasons:

- A. DEVELOPER INCENTIVE: Developer incentive is needed. This program should stimulate developer interest through its tax break powers. This mechanism will help offset expensive ground preparation costs which has discouraged development.
- B. COMMUNITY INTEREST: The Dorchester Landing Development Group has requested that this land be developed for housing. In response to this Group's interest, House Bill H2657 has been submitted to the present session of the Massachusetts General Court. Briefly, the Bill provides that University of Massachusetts make the land available for a new housing development.

#### V. CITIZEN INVOLVEMENT

Three factions exist - one for, the other two against construction of new housing. The Community Development Council and the Welfare Rights Organization believe additional housing in the area would not benefit the community because open space should be preserved for recreational purposes and because additional housing may alter the economic structure of the community. The Dorchester Landing Group, however, wishes to develop new housing and believes that additional housing can only benefit the community.

#### COMMUNITY DEVELOPMENT COUNCIL

Executive Director - Dick Englehart  
Chairman - Roger Taylor



WELFARE RIGHTS ORGANIZATION

Director - Dorothy Haskins

DORCHESTER LANDING GROUP "

Contact - Mary Bishop or Rev. William Loesch

Without participation from both factions in resolving

opposing opinions, no housing will be built.

V. RELOCATION REQUIREMENTS

None

VI. RECOMMENDED NEXT STEPS

Approach local community organizations simply to discuss

the subject of housing and other possible uses on the Point.

This should be done via the Dorchester Local Advisory Committee.

If there is clear indication that the community is willing to

discuss various programs, the following steps should be taken:

A. SITE ANALYSIS: Site analysis should be undertaken

such as test borings to determine the "build ability"

of the site. If, for example, foundation costs deter-

mine that only high-rise can be constructed to make

the project economically viable, this will determine

the use of the project.

B. DESIGN FRAMEWORK: Design framework should be worked

out with the community in determining the type and

number of units.



- c. COST/BENEFIT: Cost benefit or cash flow should be run for the project to determine approaches leading towards private or locally sponsored development incentive. The design should then be tested.
- D. Return to the community with a flexible proposal for further negotiation.



# PARCEL INFORMATION TABLE

## COLUMBIA POINT

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Vernon Street	3444	43,431	4,400		4,400	City of Boston (to be convey to U. Mass.)
Vernon Street	3444-1	444,900	44,500		44,500	Same as above
Vernon Street	3445	297,500	29,750		29,750	Boston Housing Authority
		<u>785,831</u>	<u>78,650</u>		<u>78,650</u>	





NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

JAMAICA PLAIN, SITE NO. 1

PARKER HILL

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970



## CONTENTS

(Jamaica Plain, Site No. 1, Parker Hill)

"

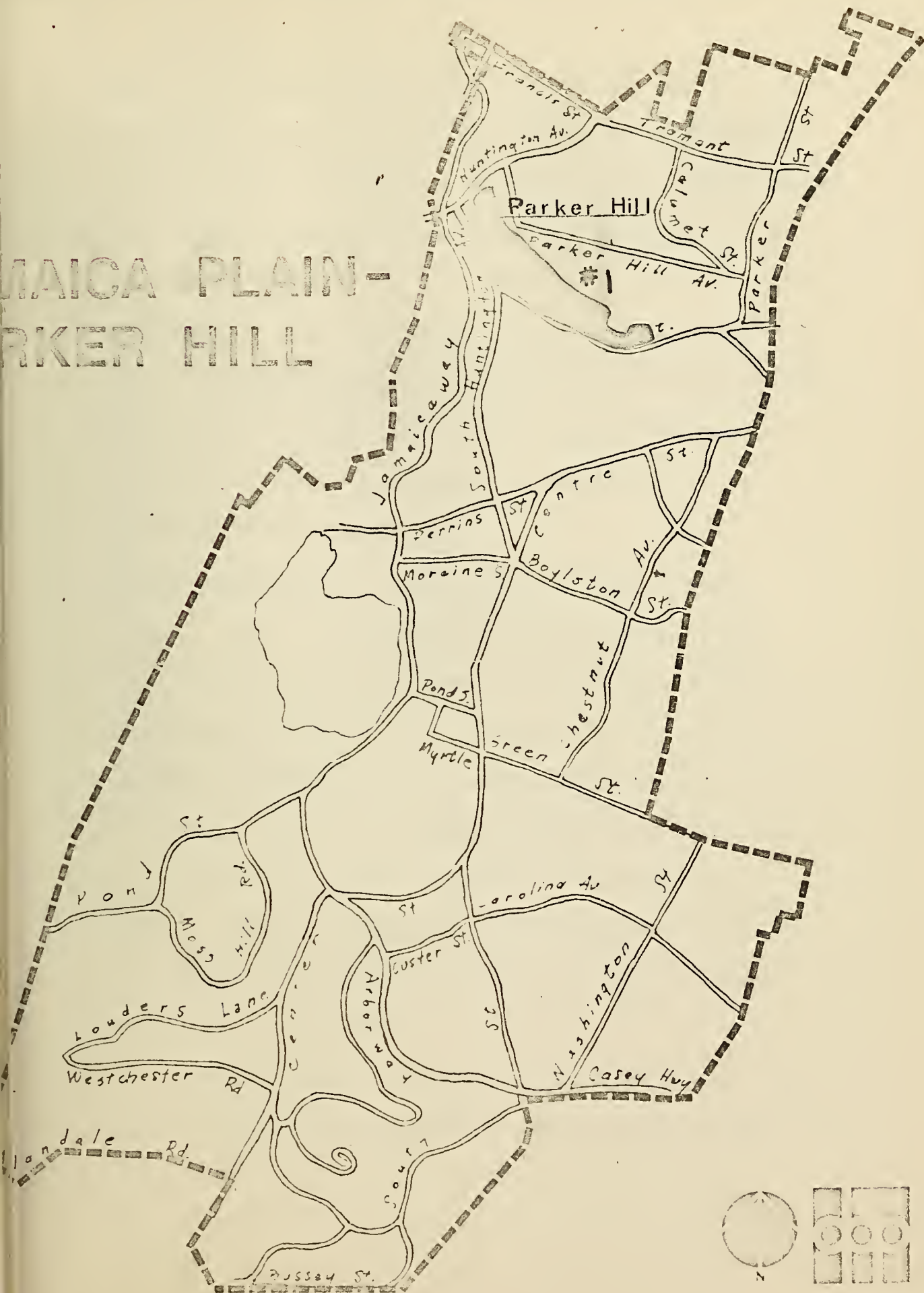
Map of Jamaica Plain Showing Site Location

- I. Site Description
- II. The Surrounding Area
- II. Factors Affecting Development of the Site
- IV. Present Status of Development
- V. Appropriateness for New Neighborhoods Program
- VI. Citizen Involvement
- VII. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table



# MAICA PLAIN- PARKER HILL





I. SITE DESCRIPTION

A. SIZE: The Parker Hill Site is about 25 acres in size.

B. LOCATION: The site is bounded on the north by Fisher Street, and on the west by Bucknam Street. The southern and western boundaries are Heath Street and the rear of Colburn Street.

C. TOPOGRAPHY: The western and northern portions of the site are extremely steep. Several of the steep slopes have partially been built up with land fill; but if development was to take place, retaining walls and terraces would be required.

D. USE AND OWNERSHIP: Large portions of the site are vacant. This is because major institutions - the Lahey Clinic and the Ruggles Street Baptist Church - have owned this land over a period of years in anticipation of instituting a major program of development.

There are 61 residential properties on the site.

Eighteen of these properties are owned by M. Moscow. They are located on South Huntington Avenue.

Four of the residential properties are presently burned out and vacant.

The remaining 39 houses are owned privately - 23, by the Ruggles Street Church - 14, and by the City - 2.





E. CONDITION: The vast majority of residences are wooden three-deckers in serious need of rehabilitation.

Those properties, which are owned by the Ruggles Street Church and the City are deteriorating to the point where they are almost beyond the stage of feasible rehabilitation.

M. Moscow has applied for a 221D4 loan to rehabilitate the four-story brick properties which he owns on South Huntington Avenue.

## I. THE SURROUNDING AREA

A. ADJACENT LAND USES: The Parker Hill site lies at a point where institutional and residential uses overlap one another. On the top of Parker Hill, the New England Baptist Hospital plans to undertake a major program of expansion. On a site bordering on Fisher Street and surrounded by the new neighborhood boundary is a newly constructed rest home. At the base of the hill on the south side of Heath Street is located the Veterans Administration Hospital, the Jefferson School, and the site for the Jefferson School replacement.

Residential properties with the exception of those on South Huntington Avenue are scattered throughout the site. A brick warehouse owned by Frazer-Walker, a moving company, borders the site on Heath Street.



A large industrial building lies to the east of the site on Heath Street. It is owned by a firm which repairs automotive parts.

- B. THE GENERAL AREA: The general area is characterized by institutional uses and declining residential neighborhoods. A linear pattern of hospitals and teaching institutions extends through the Fenway along Huntington, Brookline and South Huntington Avenues.

Within and adjacent to this institutional belt lie a series of residential communities. Some of these are more defined than others. They consist of the Mission Hill Housing Projects, the Parker Hill residential community, the residences along Huntington and South Huntington, the Bromley-Heath Public Housing Project and the residential community south of the Jefferson School.

A narrow belt of manufacturing industries extends from Heath Street north adjacent to the New York-New Haven and Hartford railroad tracks.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. CONSTRAINTS: The major constraints upon the development of this site as a New Neighborhood are the topography and the cost of the land. The steep grade will require expensive retaining walls. One must add



this cost to a \$4.50 per square foot cost for the land. This is the price being asked by the Ruggles Street Church.

In addition, the circulation system is limited by the topography and the need for certain basic improvements. These include the widening of Heath Street, the elimination of the trolley reservation from the center of South Huntington Avenue, and the possible construction of a rotary at South Huntington and Heath Street.

B. ASSETS: The Parker Hill site is an ideal location for a new neighborhood. A variety of factors contribute to this. These include its location, the availability of large parcels of relatively undeveloped land, some of which is City owned, and the positive influence which major public and private investments in the area will have upon the site.

1. Location - The Parker Hill New Neighborhood site is located at two major gateways to the City. The first is the intersection of Huntington Avenue and South Huntington. At this point, traffic enters the City from Route 9 and the Jamaica way. The potential of this area to support residential and commercial uses is evidenced by the adjacent Brookhouse development in Brookline.



The second major approach is at the southeastern edge of the site - Jackson Square. This intersection will become a major gateway to the City when the Southwest Expressway and rapid transit system are constructed. Jackson Square will become a major intersection as well as a transit stop. The southern slope of Parker Hill will no longer be a backdoor to the City.

2. Availability of Land - 16 acres of the 25 acre new neighborhood site are owned by two institutions -- the Lahey Clinic and the Ruggles Street Church. While both of these institutions planned on developing their Parker Hill sites, they are now in the process of trying to locate elsewhere. The Ruggles Street Church is presently seeking potential buyers for their site. There is reason to believe that the Lahey Clinic will do the same shortly.

3. Positive Influences Generated by Private Actions in the Area -

a. The most significant potential influence is the proposed expansion of the New England Baptist Hospital on top of Parker Hill. This program could effect the site in two important





ways. First, the development will tend to stabilize an area which has for years been allowed to deteriorate while the large land holders decided upon their future plans.

Second, the expansion plans could be meaningfully integrated into the development of a new neighborhood. This could benefit both the City and the Hospital.

b. Other private developments which will have a positive influence include the new rest home constructed on a site bordering the new neighborhood boundary and the proposed rehabilitation of the town houses on South Huntington Avenue.

4. Positive Influences Generated by Public Actions - A variety of factors can be listed. These include the proposed widening of Heath Street, the construction of a new elementary school on Heath Street, the construction of the Southwest Expressway and a public transit stop at Heath Street.

#### I. PRESENT STATUS OF DEVELOPMENT

There are several developers interested in purchasing the Muggles Street Church property. The status of the Lahey Clinic



property is not known.

V. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

The Parker Hill site appears very appropriate as a site for a new neighborhood. Vacant land is available, a strong market exists for residential, commercial, and institutional uses as a consequence of the influences generated by location and the proposed public and private actions previously described, and public action in the form of planning, land assembly and subsidy would insure a sound, integrated development.

The dangers of allowing this site to develop without some form of public initiative are multi-fold. The land could be used solely for institutional uses. In this event, the potential for developing housing and tax producing uses would be lost. A second danger is that the large site could be broken up into a series of smaller parcels. This would result in a development which did not maximize the above advantages of topography and location. Furthermore, the opportunity of creating a balanced, integrated development would be lost.

I. CITIZEN INVOLVEMENT

There are no known community groups which have a direct interest in this site. There are, on the other hand, a number of interests that ought to be involved. These include:

A. INSTITUTIONS

1. New England Baptist Hospital
2. Parker Hill Medical Center
3. Resthaven Corporation



B. LAND OWNERS

1. M. Moscow
2. Lahey Clinic "
3. Boston Edison
4. Ruggles Street Baptist Church
5. Other minor owners
6. Home owners

C. COMMUNITY GROUPS

1. Mission Hill Church
2. Mission Hill Civic Association
3. Bromley-Heath Public Housing
4. The Jefferson School Association

D. RELOCATION REQUIREMENTS

Assuming rehabilitation, there will be no relocation.

There are no businesses within the new neighborhood boundary.

E. RECOMMENDED NEXT STEPS

A. PRELIMINARY ACTIVITIES

1. Isolate areas of concern to the City such as necessary public improvements, suitability of various public programs -- 121A, Code Enforcement, etc.
2. Isolate areas of concern to the institutions, i.e. their interest in selling or exchanging land, participating in or sponsoring a project.



3. Isolate areas of concern to the local community groups, i.e. their perception as to how the vacant land could best be used and their interest in sponsoring a project.

B. ESTABLISH FRAMEWORK FOR A BARTER HILL NEW NEIGHBORHOOD

1. Develop from interface of City, institution and local community interests a first stage plan of development.

2. Test out critical assumptions through various feasibility studies.

3. Seek advice and support of City, institution and local interests.

C. DEVELOP NEW NEIGHBORHOOD PLAN FOR FINAL REVIEW





# PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map #1

es	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
Huntington Ave.	1377	1,636	1,200		1,200	M. Moskow
Huntington Ave.	1509	2,330	1,500	7,300	8,800	M. Moskow
Huntington Ave.	1508	2,335	1,300	7,300	8,800	M. Moskow
Huntington Ave.	1507	2,335	1,300	7,300	8,800	M. Moskow
Huntington Ave.	1506	2,335	1,300	7,300	8,800	M. Moskow
Huntington Ave.	1505	2,335	1,300	7,300	8,800	M. Moskow
Huntington Ave.	1504	2,335	1,300	7,300	8,600	M. Moskow
Huntington Ave.	1503	2,335	1,300	4,700	6,000	M. Moskow
Huntington Ave.	1502	2,335	1,300	4,000	5,300	M. Moskow
Huntington Ave.	1501	2,335	1,300	4,000	5,300	M. Moskow
Huntington Ave.	1500	2,335	1,300	4,000	5,300	M. Moskow
Huntington Ave.	1499	2,335	1,300	4,000	5,300	M. Moskow
Huntington Ave.	1498	2,200	1,200	4,000	5,200	M. Moskow
Huntington Ave.	1497	2,200	1,200	4,000	5,200	M. Moskow
Huntington Ave.	1496	2,200	1,200	3,500	4,700	M. Moskow
Huntington Ave.	1495	2,200	1,200	4,000	5,200	M. Moskow
Huntington Ave.	1494	2,200	1,200	3,300	4,500	M. Moskow
Huntington Ave.	1493	2,197	1,200	3,300	4,500	M. Moskow
Huntington Ave.	1492	<u>2,126</u>	1,200	3,300	4,500	M. Moskow
TOTAL		42,642				
Olburn Street	1510	59,641	?		?	Boston Edison
Olburn Street	1511	32,804	?		?	Boston Edison



# PARCLE INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map 2

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
er Street	1441	69,800	10,500		10,500	Lahey Clinic
er Street	1444	5,005	1,300		1,300	New England Bap. Hospital
hr Street	1445	4,306	1,100		1,100	New England Bap. Hospital
hr Street	1446	3,707	900	5,300	6,200	Lahey Clinic
er Street	1447	4,234	1,100		1,100	Lahey Clinic
er Street	1448	2,484	600		600	Parker Hill Realty
hr Street	1449	2,484	600	4,400	5,000	Lahey Clinic
isher Street	1450	2,716	700	3,500	4,200	Lahey Clinic
hr Street	1451	2,473	600		600	Lahey Clinic
hr Street	1452	4,108	1,000	5,800	6,800	Joseph Simareo
hr Street	1453	2,284	600	5,100	5,700	Agnes Ryan
hr Street	1454	1,954	500	1,000	1,500	Agnes Ryan
er Street	1455	2,344	500	500	1,000	Agnes Ryan
y Street	1456	2,265	300		300	Agnes Ryan
sey Street	1457	2,452	300		300	Lahey Clinic
nwood	1458	3,900	600		600	Lahey Clinic
igwood	1459	3,900	600		600	Ed McGill
nwood	1460	3,900	600		600	Lahey Clinic
nwood	1461	1,950	300		300	Lahey Clinic
nwood	1462	1,950	300		300	Lahey Clinic
lingwood	1463	2,053	300	3,400	3,700	Lahey Clinic
lingwood	1464	2,259	400	3,600	4,000	Lahey Clinic
nwood	1465	4,040	600		600	Lahey Clinic
nwood	1466	3,771	600		600	Lahey Clinic
	1467					Lahey Clinic
	1468					Consolidated with 1487
	1469					
nwood	1470	3,900	400		400	Lahey Clinic
nwood	1471	4,030	400		400	Lahey Clinic
nwood	1472	2,310	300		300	Lahey Clinic
nwood	1473	2,211	300		300	Lahey Clinic
	1474					
lingwood	1475	3,942	800	6,000	6,800	Lahey Clinic
nwood	1476	3,762	800		800	Lahey Clinic
nwood	1477	3,810	800		800	Lahey Clinic
	1478	2,400	600	3,400	4,000	Parker Hill Realty
	1479	2,416	600		600	Parker Hill Realty
eth	1480	42,359	10,600	69,400	80,000	Fraser and Walker Assoc.
	1481	4,862	1,400	5,200	6,600	Lahey Clinic
	1481-1	5,558	1,000	1,500	2,500	Lahey Clinic
	1481-2	3,155	900		900	Lahey Clinic
earth	1482	4,016	1,200	4,800	6,000	Lahey Clinic
eGrove	1482-1	7,947	2,000		2,000	Lahey Clinic
eGrove	1483	3,358	800	14,200	1,500	Lahey Clinic
ine Grove	1483-1	3,890	1,200	32,800	34,000	Lahey Clinic
eGrove	1484	7,951	2,000	5,000	7,000	Lahey Clinic
eGrove	1485	2,276	600	2,900	3,500	Lahey Clinic
eGrove	1486	3,600	1,100	2,100	3,200	Lahey Clinic
eGrove	1487	11,446	2,200	3,300	5,500	Lahey Clinic
eGrove	1487-1	11,284	2,200		2,200	Lahey Clinic



SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN (con't)

Map #2

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
th	1488	43,651	8,700	1,800	8,700	Lahey Clinic
Huntington	1489	4,027	2,500		2,500	Lahey Clinic
Huntington	1489-1	7,276	7,300		7,300	Lahey Clinic
Huntington	1489-2	3,848	1,900		1,900	Lahey Clinic
Huntington	1489-3	16,250	20,500		20,500	Lahey Clinic
Huntington	1489-4	54,515	4,400		4,400	Lahey Clinic





## PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Leath	1551	2057	600	3400	4000	Grady, Julia
	1553	3659	900		900	Grady, Julia
	1554	3437	900	3600	4500	Grady, Julia
	1555	3371	300		300	Parker Hill Realty
	1556	3182	300		300	Parker Hill Realty
	1557	3261	300	100	400	Parker Hill Realty
awn	1558	2451	600	3000	3600	Bisdon, M.
	1559	2206	600		600	Parker Hill Realty
	1560	1939	400		400	Parker Hill Realty
	1561	2880	600	4000	4600	Parker Hill Realty
	1562	2880	600		600	Parker Hill Realty
	1563	2880	600		600	Parker Hill Realty
	1564	2887	900		900	Parker Hill Realty
	1565	3422	400	3000	34000	Parker Hill Realty
	1566	2165	800	4700	5500	Trustees, Parker Hill Realty
	1567	2239	600		600	Realty Trust
	1568	2239	600		600	Realty Trust
	1569	2219	600	3400	4000	Warner Cons't. Corp.
	1570	2185	500		500	Parker Realty
	1571	2207	600		600	Realty Trust
	1572	3171	800		800	Realty Trust
	1573	2711	700		700	Lahey Clinic
	1574	4062	800		800	Parker Hill Realty
	1575	4000	800		800	Parker Hill Realty
	1576	1500	400		400	Kenmore Realty Trust
	1577	1500	400		400	Kenmore Realty Trust
	1578	1451	400		400	Kenmore Realty Trust
	1579	4346	900		900	Kenmore Realty Trust
	1580	4876	1200		900	Kenmore Realty Trust
	1581	5214	1300		900	Kenmore Realty Trust
	1582	4004	1000		900	Kenmore Realty Trust
	1583	4050	1000		900	Kenmore Realty Trust
	1584	4097	1000		900	Kenmore Realty Trust





PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map #4

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Heath	1511	3544	1600	6500	8100	O'Brian
	1512	4204	1300	1800	3100	Tezar
Heath	1513	4256	1500	3000	4500	Ruggles St. Church
Heath	1514	4243	1500		1500	City of Boston - Foreclosure
	1515	4333	1300	1000	2300	Ruggles St. Church
Heath	1516	2174	800	5200	6000	J. Morgan
Rear	1517	3448	500	1800	2300	Ed. E. Pope
Heath	1518	3040	1100	6500	7600	Carey, Charles
h	1519	2000	200		200	Boston, City of
h	1520	5320	500		500	Andrew, Magee
h	1521	5577	500		500	City of Boston
	1522	5615	2000		2000	Ruggles St. Baptist Church
h	1523	5697	1700		1700	Boston, City of
	1524	22479	4500	9000	13500	Mitchell, Elias
Heath	1525	9429	3100		3100	Ruggles St. Baptist Church
	1526	9269	2400		2400	Ruggles St. Baptist Church
	1527					
	1528	2780	1000		1000	Ruggles St. Baptist Church
	1529	2659	1100		1100	Ruggles St. Baptist Church
	1530	3205	800		800	Ruggles St. Baptist Church
	1531	3192	600	3500	4100	Ruggles St. Baptist Church
	1532	3485	700	3300	4000	Ruggles St. Baptist Church
	1533	5390	1100		1100	Ruggles St. Baptist Church
	1534	3125	600	4000	4600	Ruggles St. Baptist Church
	1535	2850	300		300	Ruggles St. Baptist Church
an	1536	3800	800	3200	4000	Ruggles St. Baptist Church
	1537	3800	800	3900	4700	Couris, E.
	1538	4375	900		900	Couris, E.
	1539	5106	500		500	Ruggles St. Baptist Church
	1540	5094	500		500	Boston, City of
	1541	5090	300		300	Ruggles St. Baptist Church
	1542	5080	300		300	Ruggles St. Baptist Church
	1543	5080	300		300	Ruggles St. Baptist Church
	1544	4000	500	4800	5300	Budi Moreno
	1545	4081	1000	4000	5000	Swiechowicz
an	1546	4400	900		900	Boston, City of
en	1547	3506	900	4100	5000	Veal, J.
	1548	2985	1000	4000	5000	Scarpa, Louis
	1549	2272	600		600	Katsenes, Sylvia
	1550	1948	900	3500	4400	Meins, Paulis
	1355	2947	700	4600	5300	Saco, Angelo
	1356	2972	600		600	Katsenes, Sylvia
	1357	2900	600	4300	4900	Katsenes, Sylvia
	1358	2868	300		300	Bosden, Mary
	1359	2824	600		600	G. Everett
	1360	2800	600	2400	3000	Bryson, W.
	1361	2778	600		600	Ruggles St. Baptist Church

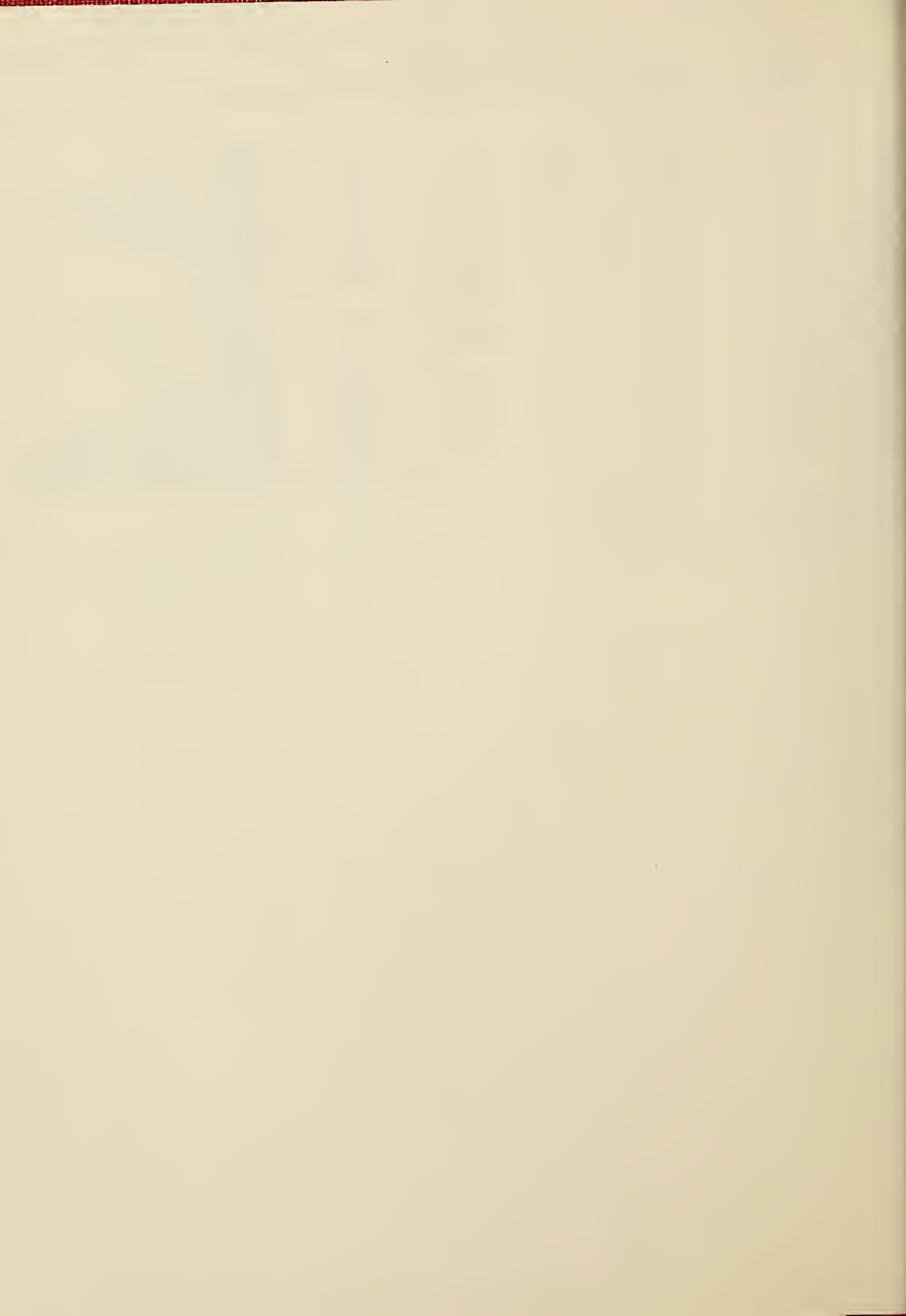


Parcel Number	Square footage	Assessed Value			Owner
		Land	Building	Total	
1362	2759	600	3900	4500	Ruggles St. Baptist Church
1363	2692	500	3900	4400	Warren Construction
1364	2500	500	3900	4400	Ruggles St. Baptist Church
1365	2313	500	3800	4300	Ruggles St. Baptist Church
1366	3712	800	3800	4600	Ruggles St. Baptist Church
1367	4537	900		900	Ruggles St. Baptist Church
1368	4446	700		700	Ruggles St. Baptist Church
1369	2616	300		300	Ruggles St. Baptist Church
1370	2614	300	3500	4000	Ruggles St. Baptist Church
1371	2648	500	4300	4800	Ruggles St. Baptist Church
1372	2657	700	1000	1700	Ruggles St. Baptist Church
1373	3630	900	2200	3100	Ruggles St. Baptist Church
1374	1160	300		300	Ruggles St. Baptist Church
1375	3630	900	3900	4800	Buchanan, S.
1376	3630	400		400	Boston, City of
1336	2507	1000		1000	Ruggles St. Baptist Church
1337	2453	700		700	Ruggles St. Baptist Church
1338	2570	800		800	Ruggles St. Baptist Church
1339	2595	800	4500	5300	Howe, J.
1340	7972	2000		2000	City of Boston
1341	4486	1100	4800	5900	Ruggles St. Baptist Church
1342	82384	12400		12400	Rest Haven Corp.
1343	800	200		200	Rest Haven Corp.
1344	2275	600		600	Rest Haven Corp.
1345	2275	600		600	Rest Haven Corp.
1346	2015	600		600	Rest Haven Corp.
1347	2071	500	400	900	Rest Haven Corp.
1348					
1349					
1350	2268	700	4500	5200	Gilligan, Pat
1351	2267	700	4500	5200	Cataldo, Louis
1352	2415	700	4500	5200	Gallagher, Mary
1353	3129	900	4000	4900	Carmela, Malino
1354	4100	1100	4200	5300	Sneyd, Louis
1283	3089	1200	13300	14500	Lilly, W.
1284	3073	500		500	Boston, City of
1285	3153	500		500	Boston, City of
1286	3159	500		500	Boston, City of
1287	3165	500		500	Boston, City of
1288	3171	500		500	Boston, City of
1289	3176	500		500	Boston, City of
1290	3150	500		500	Boston, City of
1291	3102	500		500	Boston, City of



	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Ac.	1220	4186	300	-	300	Boston, City of
Ac.	1221	4186	300	-	300	Boston, City of
Ac.	1222	4485	00	5000	5700	Authur & Slaine Papas
Ac.	1223	4267	600	-	600	Authur & Slaine Papas
Ac.	1224	4197	600	5500	6100	Emilia Sarciewicz
Ac.	1225	4358	700	-	700	Mary Murray
Ac.	1226	4050	600	2400	3000	Mary Murray
Ac.	1227	3240	-	unknown	-	Unknown
Ac.	1228	3481	500	-	500	John & Hazel Talluto
Ac.	1229	1992	-	unknown	-	Unknown
Ac.	1230	3496	500	-	500	Boston, City of
Ac.	1231	3915	400	-	400	Boston, City of
Ac.	1232	4071	500	3500	4000	William Hill
Ac.	1233	4071	500	4400	5900	Patrick & Mary Buricie
Ac.	1234	4150	600	4900	5500	Fielix & Sophie Gierasim
Ac.	1235	4126	500	-	500	Fielix & Sophie Gierasim

TOTAL: Square feet - 1,121,049 (25.8 acres)  
Assessed Value - \$612,300



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

JAMAICA PLAIN, SITE NO. 2

JAMAICA POND

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970







## CONTENTS

(Jamaica Plain, Site No. 2, Jamaica Pond)

"

Map of Jamaica Plain-Parker Hill Showing Site Location

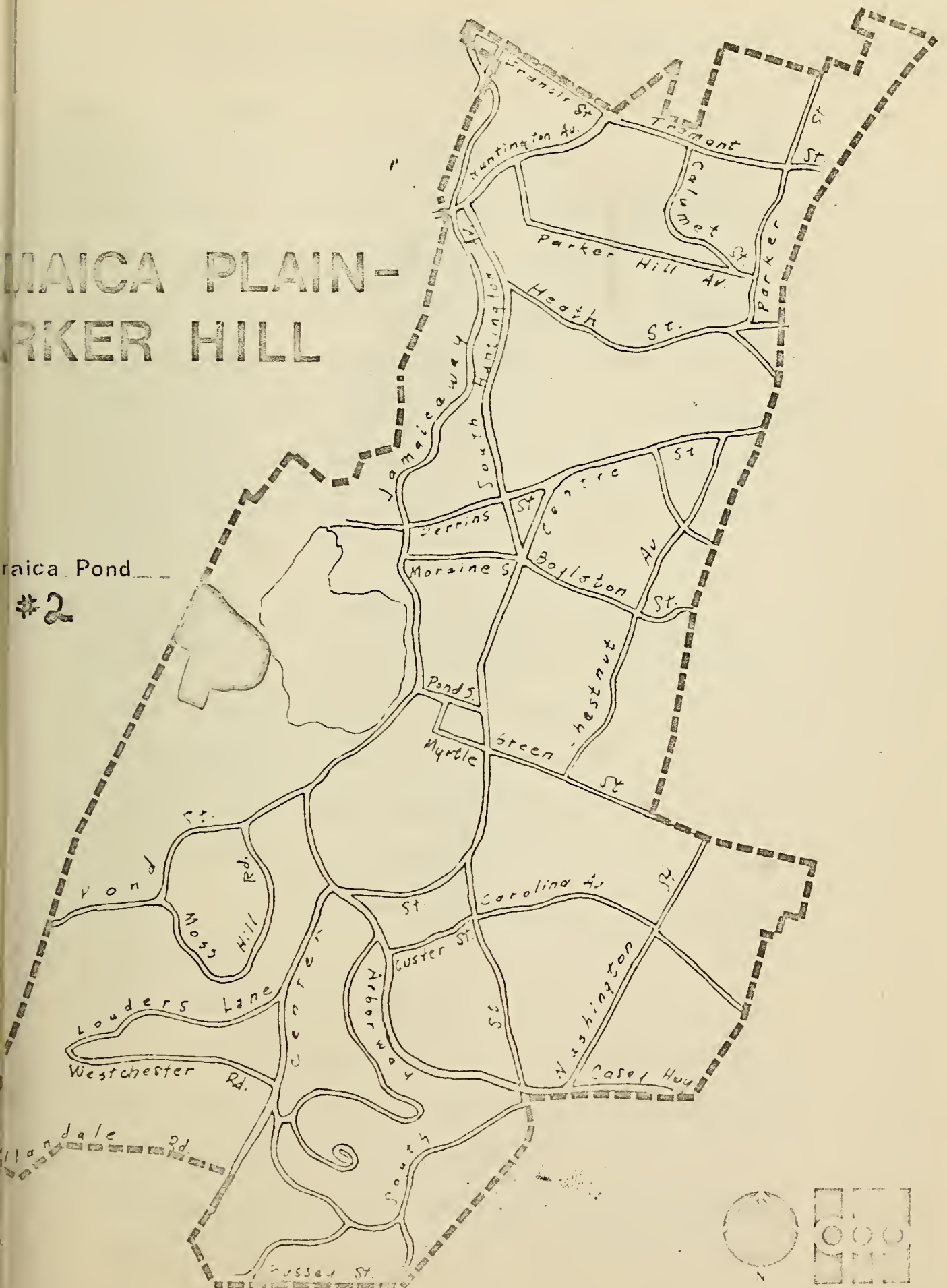
- I. Site Description
- I. Adjacent Land Uses
- I. Access and Convenience
- V. Factors Affecting Development of the Site
- V. Present Status of Development
- I. Appropriateness for New Neighborhoods Program
- I. Citizen Involvement
- I. Relocation
- X. Next Steps

Parcel Information Table



# MAICA PLAIN- PARKER HILL

Maica Pond  
#2





I. SITE DESCRIPTION

- A. SIZE: The site is 24<sup>1</sup>/<sub>2</sub> acres in size.
- B. LOCATION: The western boundary of the Jamaica Plain site follows in a north-south direction the Boston-Brookline City line and the dividing line between developed and undeveloped portions of land owned by the Greek Archdiocese. The southern and eastern sides of the site are defined by the property line of the Greek Archdiocese. The northern boundary is Prince Street.
- C. TOPOGRAPHY: The proposed site for a new neighborhood is located on a bluff overlooking the southwestern side of Jamaica Pond. At the summit of the hill, the site affords an excellent view of Jamaica Pond. The property has a large number of large, old oak, beach and pine trees. The topography at no point exceeds a slope of 15°. The site is, therefore, suitable for construction.
- D. USE: The site is essentially vacant.
- There is, on the other hand, an area where land fill has been placed. This might indicate a parcel which is to be developed in the near future.
- The boundary lines have been drawn so as to exclude those areas presently developed by the Greek Orthodox



Theological School.

The buildings outside the designated boundary include dormitories, classrooms, a church, administrative buildings, and a gymnasium.

- E. OWNERSHIP: The entire site is owned by the Greek Archdiocese.

## II. ADJACENT LAND USES

- A. SURROUNDING AREA: The proposed site is located in a greenbelt which extends from Jamaica Pond south along the Boston-Brookline border. Within this greenbelt are located large estates and institutions such as the Greek Theological School, the Nazareth School, and the Faulkner Hospital. On the edges and between these large parcels are residential areas of single family homes.
- B. PARCELS ADJACENT TO PROPOSED SITE: The properties to the west and south of the new neighborhood site are used by the Greek Orthodox Theological School. They consist of a church, classrooms, a gymnasium, dormitories and an administrative building.

Properties to the south of the Greek Orthodox Theological School are not intensely developed. They include several large residences and a Catholic church.

The eastern boundary of the site consists of a residential community of single family homes.





## I. ACCESS AND CONVENIENCE

- A. ACCESS: The major artery serving the area of the proposed site is the Jamaica way. Prince and Perkins Street are the only local distributors which tie into the site.
- B. PUBLIC TRANSIT: Bus lines service the Jamaica way and Pond Street. They are not within walking distance of the site.
- C. CONVENIENCE: There are no commercial areas within walking distance. The nearest shopping centers are at Brookline Village and Center Street of Jamaica Plain; both of which are more than two miles away.

## V. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. CONSTRAINTS: The major liabilities concerning development of the site pertain to poor access and institutional ownership.

If the site is to be developed at a high density for residential uses, a new circulation system will have to be developed. The existing system is not well defined. The local distributors are narrow, two lane roads with a large number of curves. What is required is an efficient system of local feeders distributors and collectors.



In addition, the proposed site is owned by an institution that probably has plans for using the present vacant land. The condemnation of this property would set a precedent. Note the controversy surrounding the state taking land owned by Harvard for use as a stadium. If, on the other hand, such a precedent is to be established, the site ought to be developed as one of a series of new neighborhoods in the greenbelt previously described.

- B. OPPORTUNITY: The major opportunity afforded by this site is that the land is owned by a single institution. There are no problems of multiple ownership. Furthermore, the size of the site and the view which it affords make this a prime location.

#### V. PRESENT STATUS OF DEVELOPMENT

Land fill was seen on the site, but there is no further indication that there are plans for using the vacant land.

#### I. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

If the City is willing to establish an across-the-board policy that land presently vacant and owned by institutions is subject to acquisition by the City for tax producing uses, this site would seem appropriate. Only under this circumstance or an expressed willingness by the institution concerned to sell a portion of its land does a City sponsored development here seem appropriate.



## II. CITIZEN INVOLVEMENT

The Greek Orthodox Church should be contacted. They might be interested in sponsoring a tax producing re-use of the site.

The residential neighborhood of Moss Hill is one of single family homes and large estates. It is fairly certain that these groups would not be in favor of supporting a new neighborhood of high density areas and low-income residents.

## III. RELOCATION

None

## IX. NEXT STEPS

A. The City should decide whether it wants to establish a policy whereby land presently vacant and owned by institutions will be subject to acquisition by the City.

B. Assuming the City decides to implement the above policy, the Greek Archdiocese should be informed.

The City might then ask the Church if it would be interested in sponsoring a New Neighborhoods program.

If the church is not, the City might decide to undertake the program on its own.

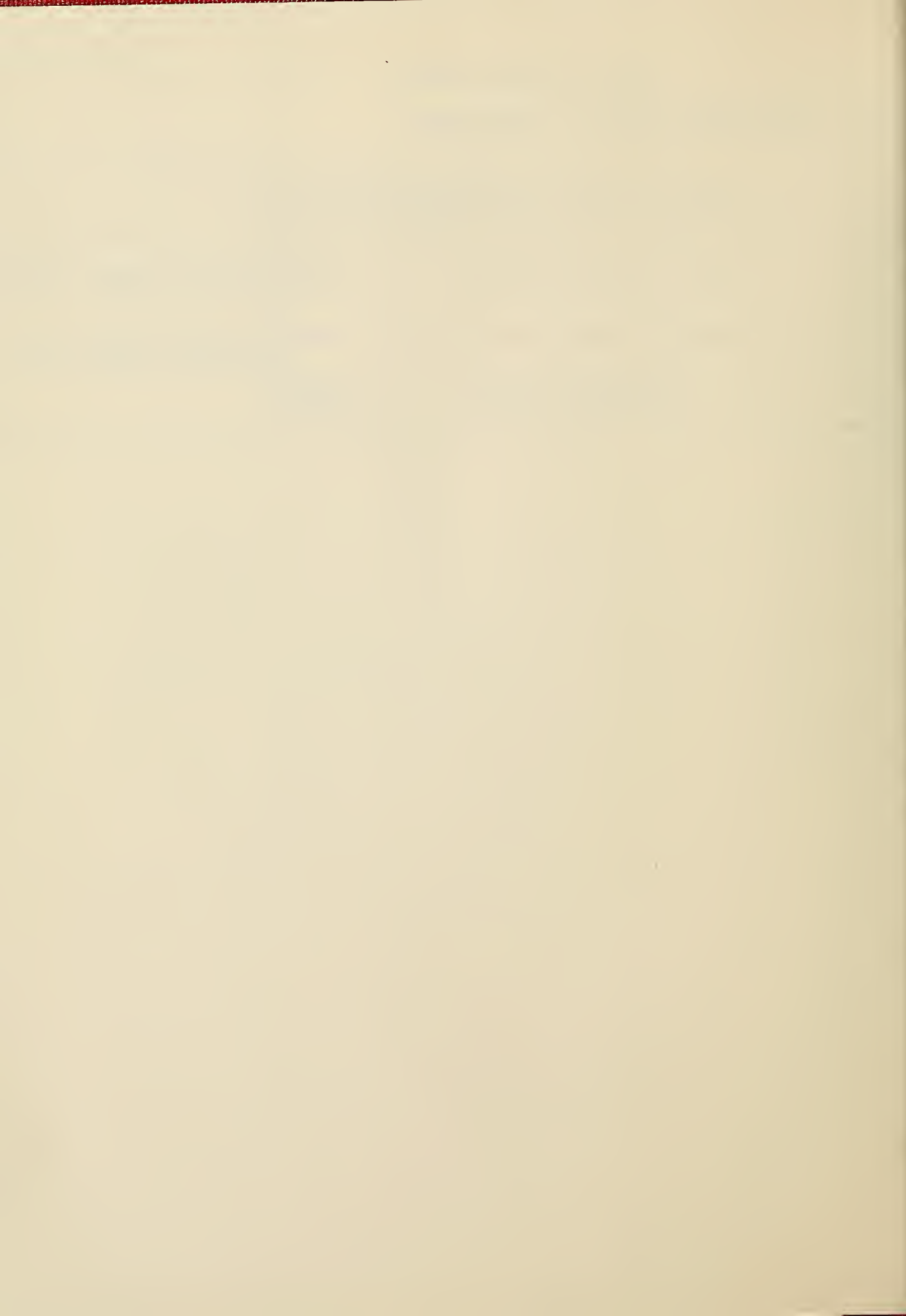
C. If the above policy is not adopted, the City might inquire as to the Church's interest in sponsoring a New Neighborhood development on the site with City assistance.



# PARCEL INFORMATION TABLE

SITE: JAMAICA PLAIN, SITE NO. 1, JAMAICA POND

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
	2206	912,678	54,800		54,800	Greek Arch Diocese, Orthodox Theological School, Inc.
	2207	137,890	6,900		6,000	Greek Arch Diocese, Orthodox Theological School, Inc.
		<u>1,050,568</u>	<u>61,700</u>		<u>61,700</u>	





NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

SOUTH BOSTON, SITES 1-4

BAXTER STREET AREA

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



## CONTENTS

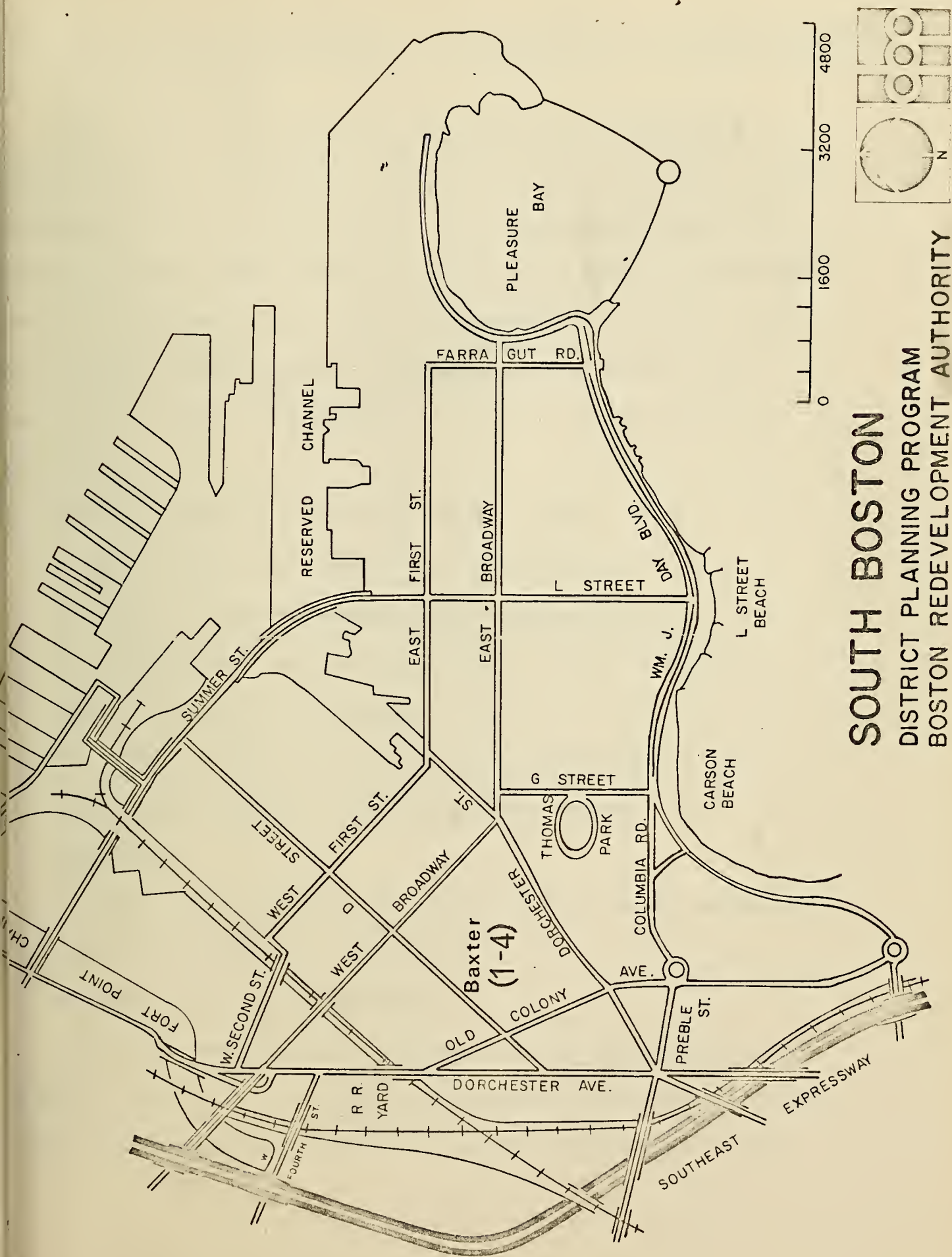
(SOUTH BOSTON, SITES 1-4, BAXTER STREET)

Map of South Boston showing site locations

- . Site Description
- I. Factors Affecting Development of the Site
- II. Present Status of Development
- III. Appropriateness of New Neighborhood Program
- IV. Citizen Involvement
- V. Relocation Requirements
- VI. Recommended Next Steps

Parcel Information Table





**SOUTH BOSTON**  
DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY



## I. SITE DESCRIPTION

These four vacant sites are located in close proximity to one another in a dilapidated residential section of South Boston. Although each site is less than one acre in size, together they form a 1.3 acre tract. Because of the severe need for "standard" housing in the district, these sites should be included in the New Neighborhoods Program. (Incidentally, a resident group is very interested in sponsoring new housing construction in this area).

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITES

- A. Land under many ownerships - constraint
- B. There is some City-owned land - opportunity
- C. Neighborhood generally run-down - (may be hard to obtain financing) - constraint
- D. A well-organized residents group is determined to build sales housing on these and other vacant sites - opportunity
- E. Much rehabilitation and community improvement needed in the surrounding area - constraint

## I. PRESENT STATUS OF DEVELOPMENT

The Neighborhood Revival Committee of the South Boston Residents Group, Inc. has been investigating the possibility of erecting pre-fabricated housing on vacant land throughout the





district. (Their developer would be Colonial Fabricators of Pembroke). The Residents Group should be given as much help and encouragement as possible.

#### IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This is a residential neighborhood that needs a good deal of environmental improvement to restore resident confidence in the area. New Neighborhoods could provide a vehicle to this end.

#### V. CITIZEN INVOLVEMENT

A must in this case (see III). If the Neighborhood Revival Committee is not involved from the beginning, it will strongly oppose the project.

#### VI. RELOCATION REQUIREMENTS

At the present time, there is no relocation load as the suggested sites are vacant. Discussions with the community may enable us to develop a more comprehensive plan calling for some rehab and demolition, however. If this happens, some families may have to be relocated.

#### VII. RECOMMENDED NEXT STEPS

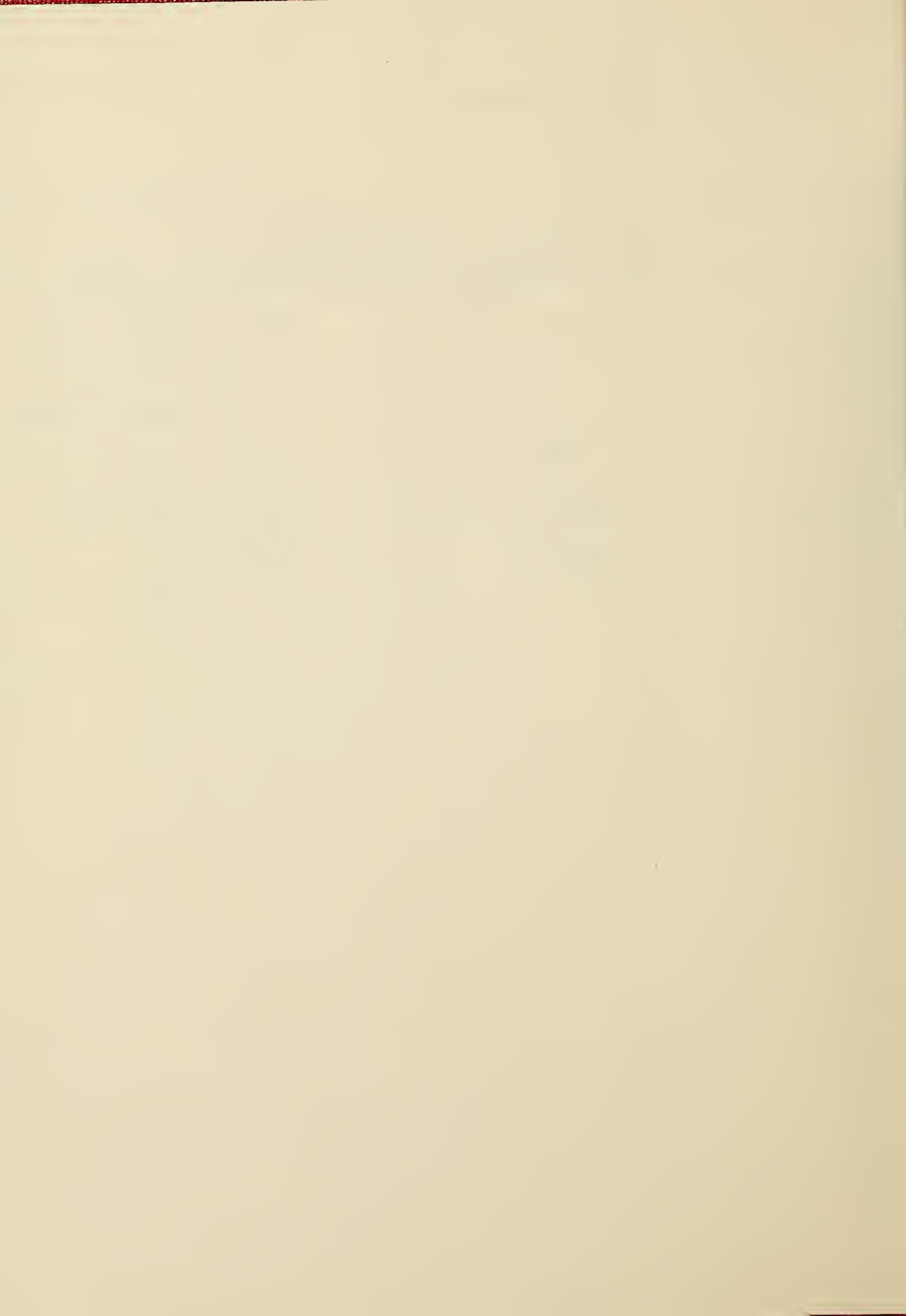
This matter should be discussed at length with the Neighborhood Revival Committee of the South Boston Revival Group, Inc. (Perhaps this organization later can be incorporated into the Housing Subcommittee of the South Boston LAC). We must work with the community from the start, though, if this project is to be successful.



# PARCEL INFORMATION TABLE

SITE: 1

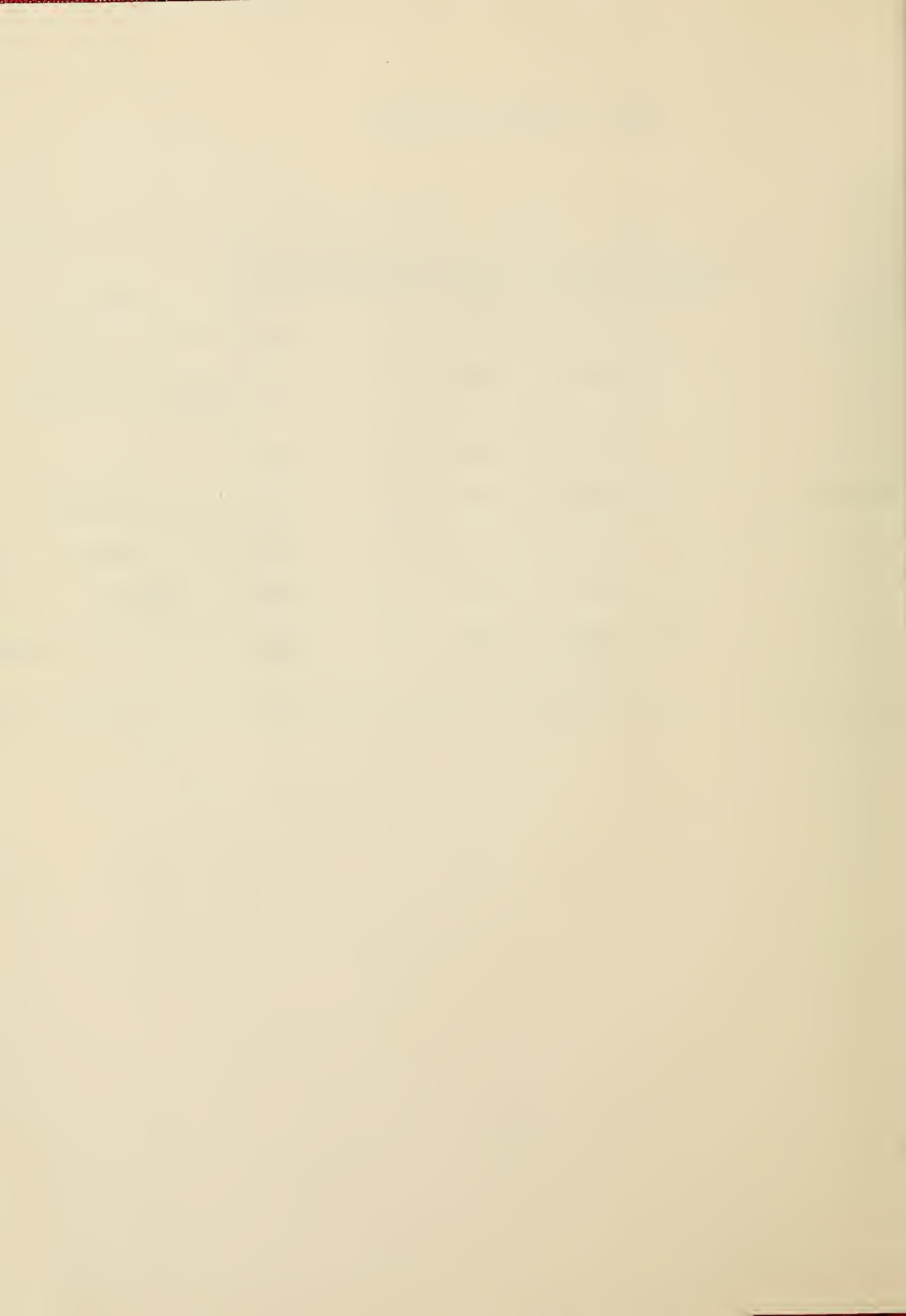
	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
5th Street	670	1690	\$500		\$500	Globe Bag Co.
7W.6th Street	673	1397	400		400	City of Boston
	674	1209	400		400	City of Boston
	675	1269	400		400	City of Boston
0 Tudor Street	686	<u>11,000</u>	3300		<u>3300</u>	Globe Bag Co.
		16,565			5,000	



# PARCEL INFORMATION TABLE

TE: 2

	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
th Street	731	1482	\$700	0	\$700	City of Boston
	732	1475	700	0	700	Lynn Park Realty Trust
	733	1467	700	0	700	"
r Street	759	1260	500	0	500	City of Boston
	758	1217	400	0	400	J. C. Lottus
	757	1232	1600	0	1600	E. Munstis
	756	<u>1232</u>	1600	0	<u>1600</u>	Est. of F. J. Lynch
		9365			6200	



# PARCEL INFORMATION TABLE

3

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
er	776	997	300	0	300	City of Boston (FLC)
er	777	1014	400	0	400	City of Boston (FLC)
er	778	1014	400	0	400	City of Boston (FLC)
Eighth	810	1030	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
Eighth	809	1070	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
Eighth	808	1070	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
Eighth	807	<u>1070</u> 7265	400	0	<u>400</u> 2700	Louis Cantor, Trustee of Lynn Park Realty Trust

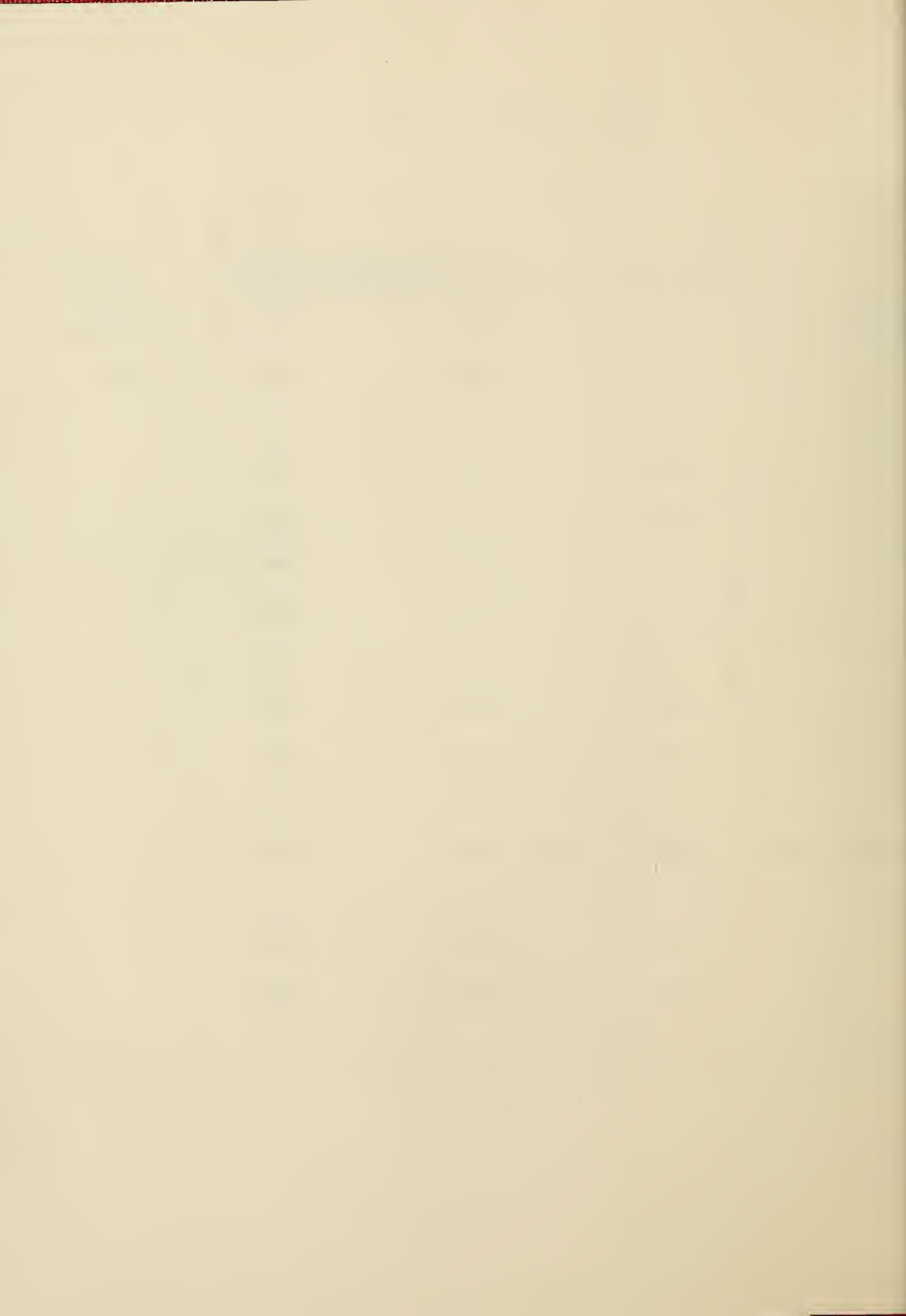




# PARCEL INFORMATION TABLE

E: 4

	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
h Street	280	1494	\$500		\$500	L. Mahoney
	281	1146	500		500	E. Wren
	282	1163	500		500	"
	283	1163	500		500	"
	284	1198	500		500	"
	285	1213	500		500	"
	286	1232	600		600	"
	287	1250	600		600	"
	288	1250	600		600	"
	289	1270	600		600	"
	290	1430	600		600	"
v. 9th Street	314	1096	400		400	"
	313	1851	600		600	"
	312	2750	1000		1000	"
	309	<u>1422</u>	500		<u>500</u>	"
		20,928			8,500	



NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

MATTAPAN, SITE NO. 10

SAVANNAH STREET

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



## CONTENTS

(Mattapan, Site No. 10, Savannah Street)

Map of Dorchester Showing Site Location

I. Site Description

II. Factors Affecting Development of the Site

III. Present Status of Development

IV. Appropriateness for New Neighborhoods Program

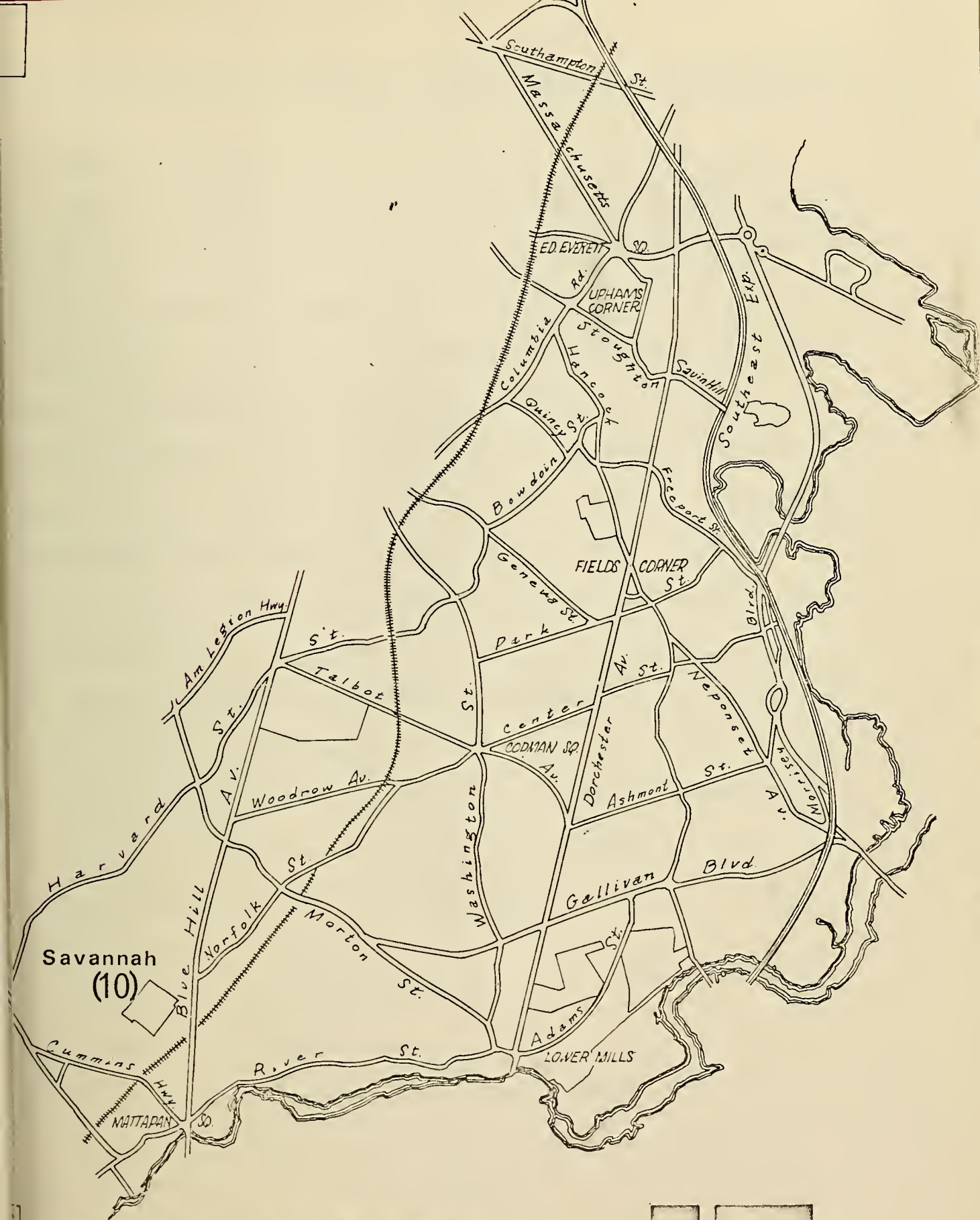
V. Citizen Involvement

VI. Relocation Requirements

VII. Recommended Next Steps

Parcel Information Table

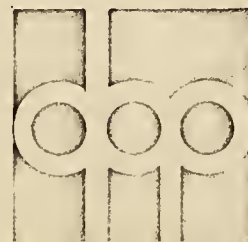




# DORCHESTER

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY







## I. SITE DESCRIPTION

The area along and including Savannah Street between Messinger Street and Monterey Avenue is completely vacant. The parcels in this 3-6 acre tract apparently were not developed because a large rock out-cropping at the Monterey Avenue end of the site made a continuation of the community's street and utility systems difficult. The wooded and rather attractive site is almost adjacent to the Almont Street Playground and is generally surrounded by relatively new single family homes. Several walk-up apartment buildings recently have been constructed on the Almont Street Playground side.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. Vacant - opportunity
- B. Large rock ledge blocks access at one end - constraint
- C. Near Almont Street Playground - opportunity
- D. Much City-owned land - opportunity
- E. Wooded - opportunity

## II. PRESENT STATUS OF DEVELOPMENT

No interested groups known at present.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This site, although rather small, should be included in the Program for the following reasons:



- A. The site is entirely vacant (no relocation load).
- B. The area is near a large park, the Almont Street Playground.
- C. The site is near the Mattapan shopping area.
- D. The surrounding area is predominantly residential.

V. CITIZEN INVOLVEMENT

None at present.

VI. RELOCATION REQUIREMENTS

None

VII. RECOMMENDED NEXT STEPS

Bring this development opportunity to the attention of the Housing Committee of the Mattapan LAC (Mattapan Task Force). Work with committee to develop a proposal. In the meantime, do not release City-owned land until the whole area can be planned.



# PARCEL INFORMATION TABLE

10

	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
asca Street	2775	4,000	\$400		\$400	Fer, M. and M.
asca Street	2757	4,000	200		200	City of Boston
ades of Savannah	2222	4,642	100		100	City of Boston
from 132	2223	4,200	100		100	F. Cosgrove
h to Monterey	2224	4,200	100		100	City of Boston
venue	2225	4,200	100		100	F. Weissent
	2226	4,200	100		100	G. Mac Namara
	2227	4,200	100		100	City of Boston
	2228	4,200	100		100	F. Pemberton
	2229	4,200	100		100	City of Boston
	2230	4,200	100		100	City of Boston
	2231	4,200	100		100	City of Boston
	2232	4,200	100		100	City of Boston
	2233	4,200	100		100	City of Boston
	2234	4,200	100		100	City of Boston
	2235	4,200	100		100	City of Boston
	2236	4,200	100		100	City of Boston
	2237	6,475	100		100	City of Boston
	2238	7,578	100		10,000	Tepper, B. and M.
	2755	4,200	100		100	J. Gemelli
	2756	4,200	100		100	A. Musto Co., Inc.
	2757	4,200	100		100	A. Musto Co., Inc.
	2758	4,200	100		100	A. Musto Co., Inc.
	2759	15,155	400		400	City of Boston
	2760	4,200	100		100	A. Musto Co., Inc.
	2761	4,200	100		100	City of Boston
	2762	4,200	100		100	City of Boston
	2763	4,200	100		100	City of Boston
	2764	4,693	100		100	City of Boston
	2204	4,000	100		100	Almont Realty
	2206	4,000	100		100	Almont Realty
	2207	4,000	100		100	City of Boston
	2211	4,000	100		100	City of Boston
	2213	4,000	100		100	City of Boston
	2214	4,000	100		100	City of Boston
		162,943	14,000		14,000	



- A. The site is entirely vacant (no relocation load).
- B. The area is near a large park, the Almont Street Playground.
- C. The site is near the Mattapan shopping area.
- D. The surrounding area is predominantly residential.

V. CITIZEN INVOLVEMENT

None at present.

VI. RELOCATION REQUIREMENTS

None

VII. RECOMMENDED NEXT STEPS

Bring this development opportunity to the attention of the Housing Committee of the Mattapan LAC (Mattapan Task Force). Work with committee to develop a proposal. In the meantime, do not release City-owned land until the whole area can be planned.





# PARCEL INFORMATION TABLE

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	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
asca Street	2775	4,000	\$400		\$400	Fer, M. and M.
asca Street	2767	4,000	200		200	City of Boston
des of Savannah	2222	4,642	100		100	City of Boston
from 132	2223	4,200	100		100	F. Cosgrove
h to Monterey	2224	4,200	100		100	City of Boston
venue	2225	4,200	100		100	F. Weissent
	2226	4,200	100		100	G. Mac Namara
	2227	4,200	100		100	City of Boston
	2228	4,200	100		100	F. Pemberton
	2229	4,200	100		100	City of Boston
	2230	4,200	100		100	City of Boston
	2231	4,200	100		100	City of Boston
	2232	4,200	100		100	City of Boston
	2233	4,200	100		100	City of Boston
	2234	4,200	100		100	City of Boston
	2235	4,200	100		100	City of Boston
	2236	4,200	100		100	City of Boston
	2237	6,475	100		100	City of Boston
	2238	7,578	100		10,000	Tepper, B. and M.
	2755	4,200	100		100	J. Gemelli
	2756	4,200	100		100	A. Musto Co., Inc.
	2757	4,200	100		100	A. Musto Co., Inc.
	2758	4,200	100		100	A. Musto Co., Inc.
	2759	15,155	400		400	City of Boston
	2760	4,200	100		100	A. Musto Co., Inc.
	2761	4,200	100		100	City of Boston
	2762	4,200	100		100	City of Boston
	2763	4,200	100		100	City of Boston
	2764	4,693	100		100	City of Boston
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	2207	4,000	100		100	City of Boston
	2211	4,000	100		100	City of Boston
	2213	4,000	100		100	City of Boston
	2214	4,000	100		100	City of Boston
		162,943	14,000		14,000	

















